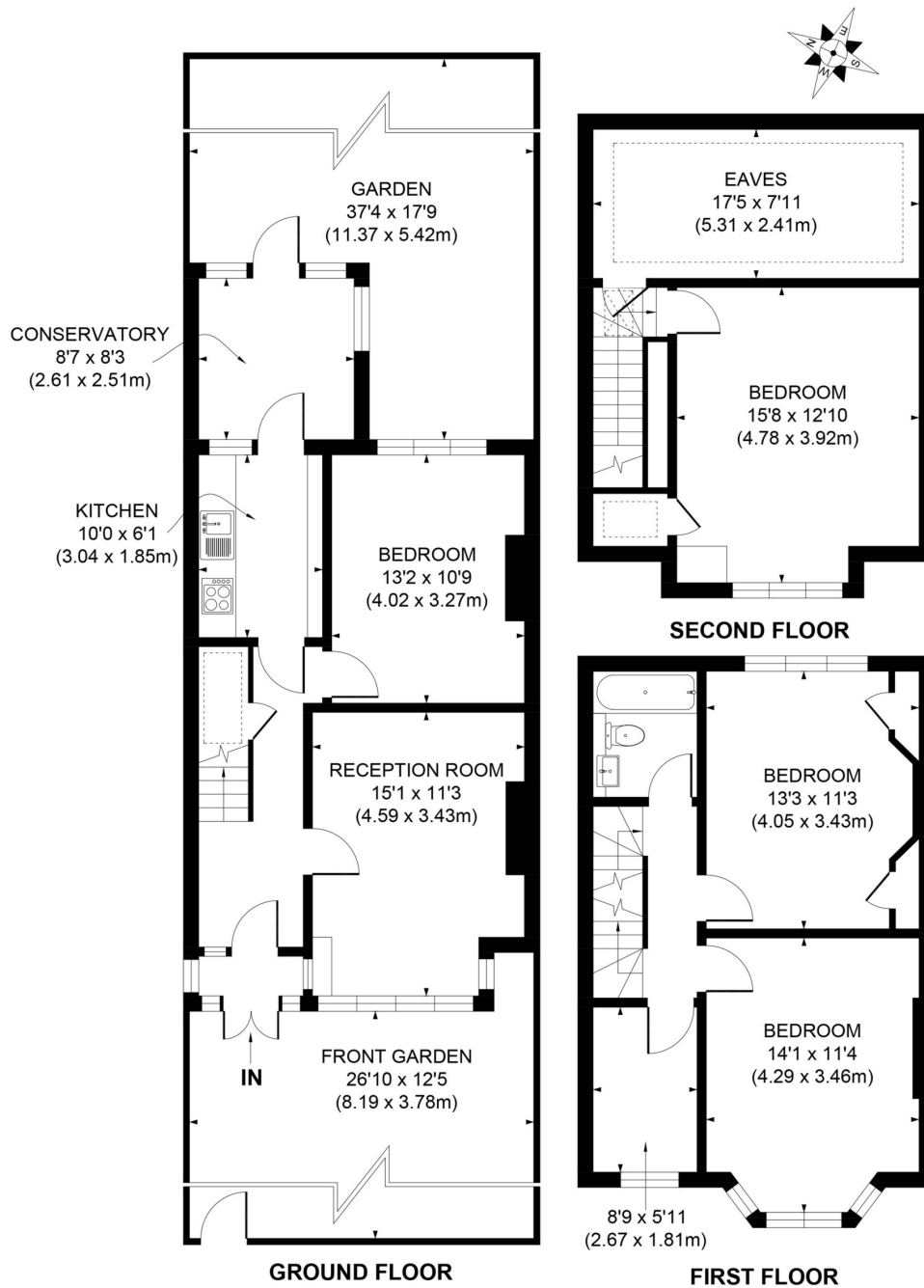


Ansell Road, SW17

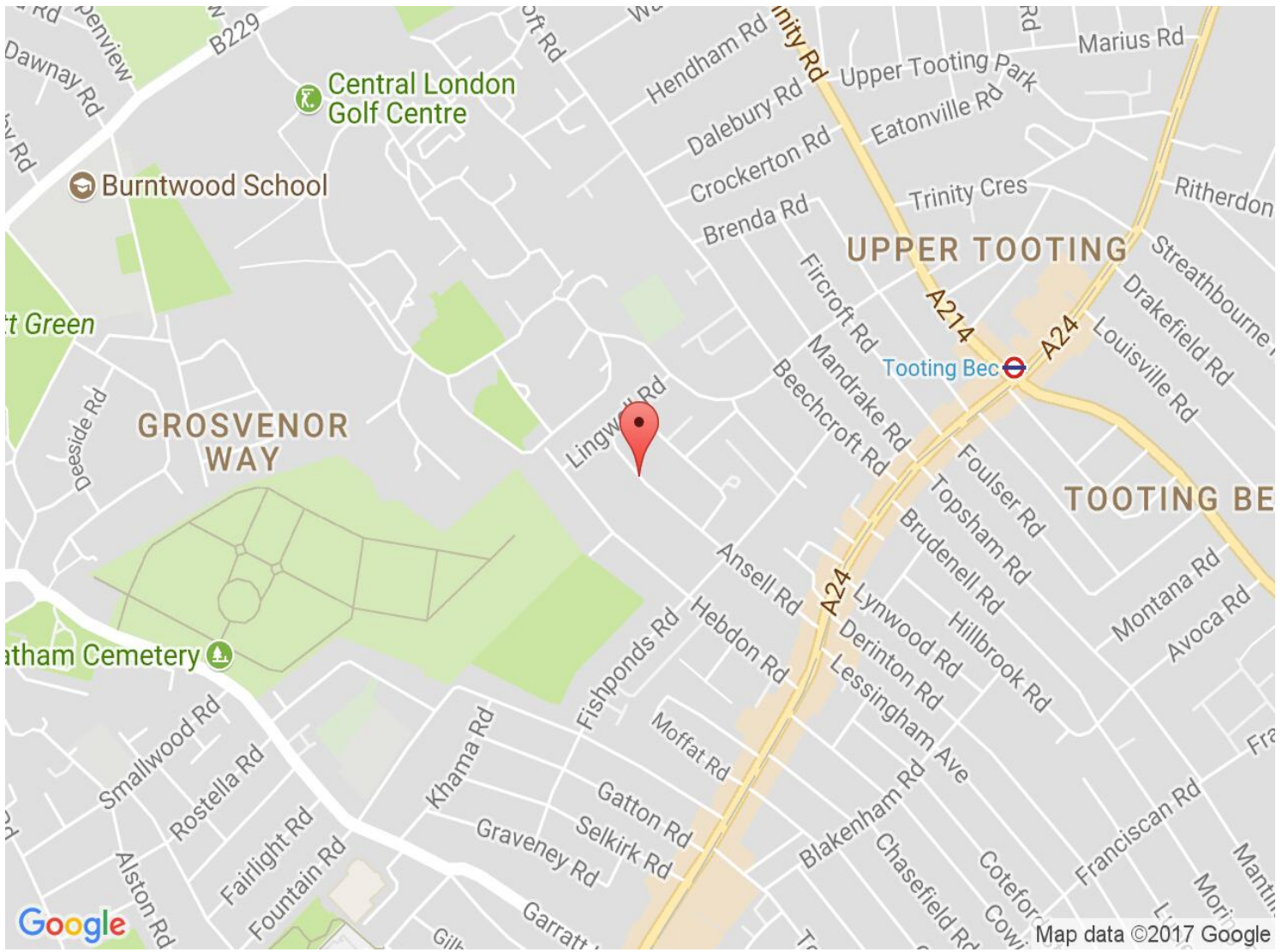
This spacious house provides flexible accommodation over three floors and could suit both a family and sharers. The accommodation comprises, living room, well fitted kitchen, conservatory and further reception room/bedroom four on the ground floor. The first floor comprises two further double bedrooms, a study and recently refurbished bathroom whilst a further double bedroom occupies the top floor. The property has excellent storage, a 37 ft. rear garden is ideally located for Tooting Bec and Broadway Tube Stations and is available immediately.

£2,500 per month



APPROX. GROSS INTERNAL FLOOR AREA 1446 SQ. FT / 134.32 SQ. M

Illustration for identification purpose only, not to scale
 All measurements are maximum, and includes wardrobes and window bays where applicable
 Prepared by Pixangle ©. Tel 020 8870 2118



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	