

TO LET



Burntwood Lane, Earlsfield, SW17

£1,650.00 PCM

 **1**

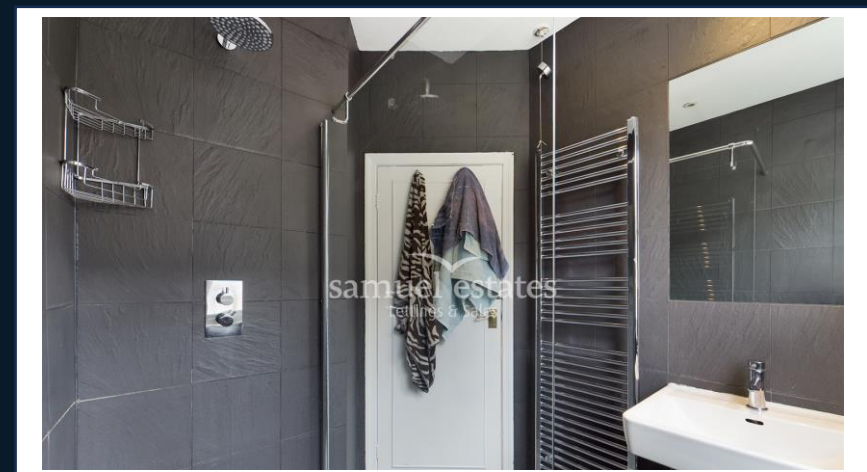
 **1**


samuel estates
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Property Description

A lovely and spacious one bedroom 1st floor Victorian conversion flat located on Burntwood Lane, Earlsfield, SW17. The property comprises of spacious and bright living room, a large double bedroom, a modern and stylish shower-room with separate toilet and a large kitchen with space for dining.

Wandsworth Common Station and Earlsfield Station are both a short walk away as well as the local amenities on Garratt Lane providing you with excellent transport links and a convenient life style.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

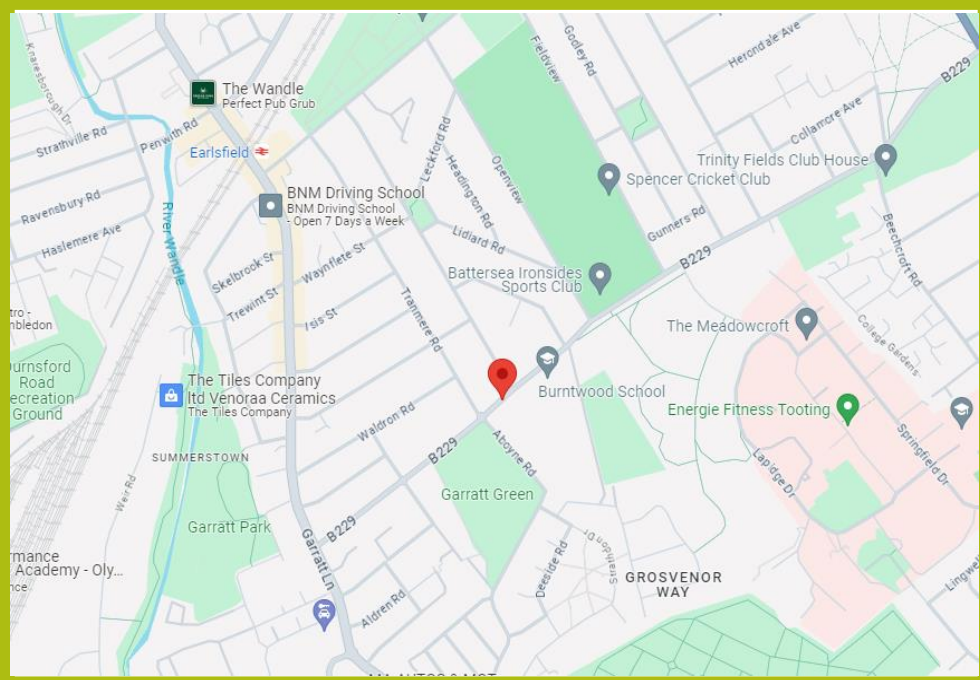
Date Available – 01/05/2024

Holding deposit amount – £380

Security Deposit amount (Five weeks rent) – £1,903.00

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Parking Permit



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas - Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None

Burntwood, SW17



Approximate total area⁽¹⁾
618.19 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	68	
39-54 E		

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45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
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Streatham
432/434 Streatham High Road
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