

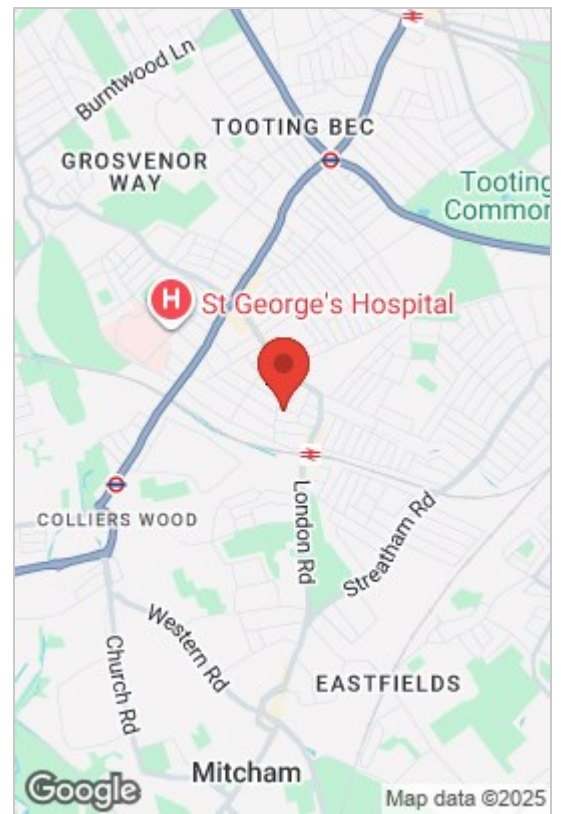


Loubet Street, London, SW17 9HD

£1,950 Per Month

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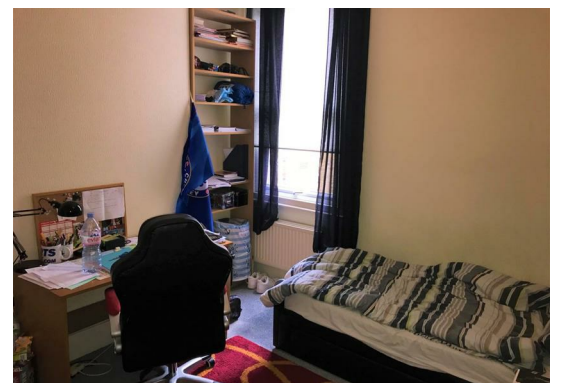




- Two Bedrooms
- Large Kitchen Area
- Great Location
- Central Heating
- Bonus Room
- Bright and Airy lounge Areas
- Garden
- Close to a number of amenities and local shops
- Double Glazed Windows

A charming and spacious two-bedroom first floor maisonette in the heart of Tooting, perfect for a couple or professional sharers. The property comprises a generous double bedroom and a large single bedroom, alongside two bright and airy reception rooms ideal for relaxing or entertaining. The modern fitted kitchen comes complete with essential white goods, while the bathroom suite and separate W.C. offer convenience and practicality. Additional features include double glazed windows, gas central heating, and fitted carpets throughout, creating a warm and comfortable living environment. Outside, the private rear garden provides a peaceful space to unwind. Situated just a short walk from Tooting Railway and Underground Stations, as well as a wide array of local shops, restaurants, and amenities, this maisonette combines the best of convenient city living with a quiet, homely feel. Offered unfurnished, it provides a versatile space ready to make your own.

Council Tax Band: C



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

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