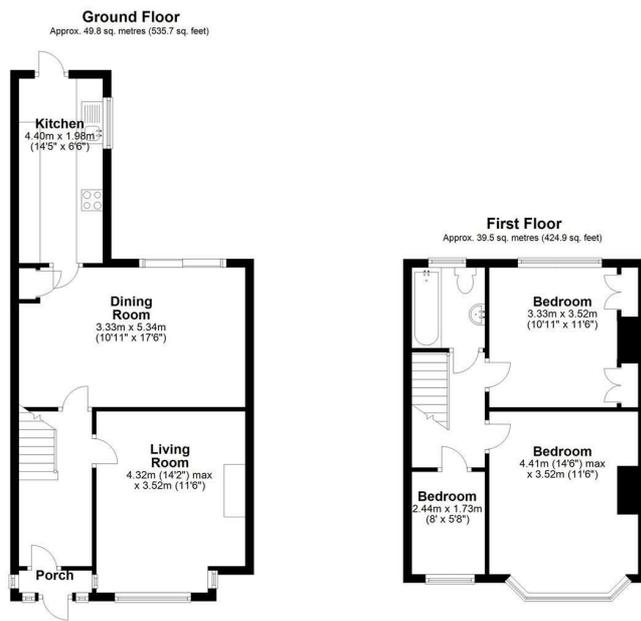




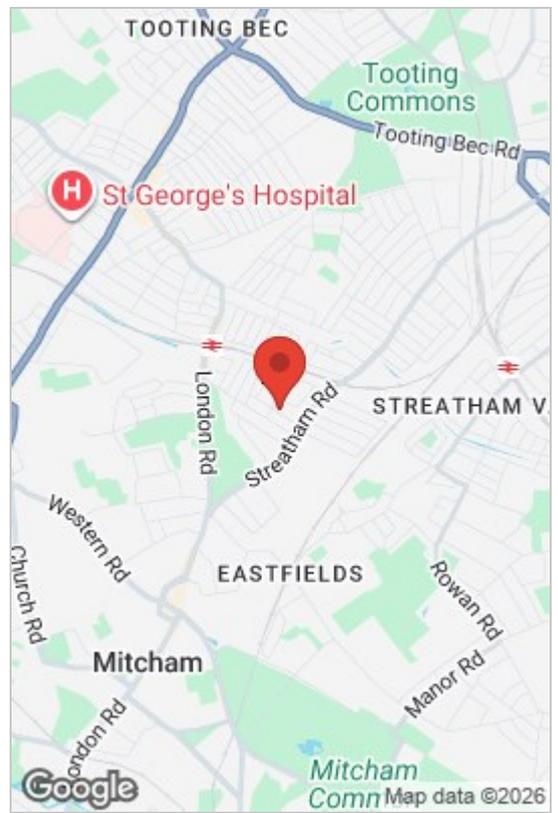
**St Barnabas Road, Surrey, CR4 2DW**  
**£2,300 Per Calendar Month**

 3  1  2  D





Total area: approx. 89.2 sq. metres (960.6 sq. feet)



- 3 / 4 Bedroom House
- Newly fitted bathroom
- Dining room with stripped wood floor
- Rear Garden
- Permit parking
- Newly Decorated
- Fitted kitchen
- Gas central heating
- Washing Machine
- Merton Borough

Newly decorated 3 / 4 bedroom house with a newly fitted bathroom, fitted kitchen with appliances, dining room with patio doors to garden, lounge/4th bedroom, gas central heating, double glazing, new carpets. Situated on a quiet residential road with walking distance of Tooting Station, local shops and bus routes. Available now.



Council Tax Band: D

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	66	28	41

Energy Efficiency Rating: 84 (Current), 66 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: 28 (Current), 41 (Potential).

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.