



**BRODRICK ROAD, LONDON, SW17**  
£8,000 per month\*

**Carter Jonas**

# BRODRICK ROAD, LONDON, SW17

Stunning Victorian five-bedroom family house with off street parking and a pretty, south facing garden. With over 2,600 square feet, high ceilings, three bathrooms, a cloakroom, a fabulous extended kitchen family room, and a large reception room which can be separated by elegant double doors. The cellar also extends under the width of the house allowing for excellent storage.

- Family home
- Off street parking
- 5 bedrooms
- 3 bathrooms
- Large reception
- Extended kitchen family room
- High Ceilings
- Head height cellar (with rooms)
- South facing garden
- Schools: Finton House, Hornsby House, Thomas's, Broomwood, Marmalade Bear
- Transport: Wandsworth Common Overground (12 mins to Victoria) and Tooting Bec Underground tube (Northern Line)

Brodrick Road runs off Trinity Road, close to the amenities of Bellevue Road, Wandsworth Common, Balham and Tooting Bec.

Tenancy Deposit: 6 weeks' rent £11,077.00  
 Holding Deposit: 1 weeks' rent £1,846.15  
 Minimum tenancy length: 12 months  
 Wandsworth Council Tax Band: F

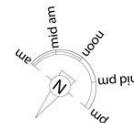
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Brodrick Road, SW17

Approximate Floor Area = 248.13 sq m / 2671 sq ft  
 (Including Eaves Storage & Excluding Void)  
 Eaves Storage = 12.48 sq m / 134 sq ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Carter Jonas

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Classification L2 - Business Data

### IMPORTANT INFORMATION

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