



**LANGROYD ROAD, LONDON, SW17**  
£3,200 per month\*

**Carter Jonas**

# LANGROYD ROAD, LONDON, SW17

A lovely balanced three bedroom terraced house in Tooting Bec close to the Northern Line Tube and a short walk from Wandsworth Common and many schools including Fircroft, St Anselms, Rutherford House and Finton House.

Three bedrooms  
Through Reception Room  
Kitchen/Breakfast Room  
Bathroom  
Cloakroom  
Tooting Bec Tube (Northern Line)  
Wandsworth Common (overland to Victoria 12 mins)  
Balham

Langroyd Road runs on from Brenda Road to Glenburnie and close to variety of shops, bars and restaurants at Tooting and Balham and the open spaces of Wandsworth Common and Tooting Bec Common.

- Council Tax Band = E
- EPC rating = D
- Holding Deposit: 1 weeks rent = £738.46 (at asking price).
- Security Deposit: 5 weeks rent = £3,692.31 (at asking price).
- Three bedrooms
- Garden
- Tooting Bec

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

**Wandsworth Lettings 020 8682 3121**

wandsworth-residentiallettings@carterjonas.co.uk  
19 Bellevue Road, London, SW17 7EG



## Langroyd Road, SW17

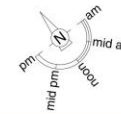
Approximate Gross Internal Area = 110.7 sq m / 1191 sq ft  
(Excluding Areas With Reduced Headroom)  
Reduced Headroom = 0.2 sq m / 2 sq ft  
Total = 110.9 sq m / 1193 sq ft  
Limited Use Area = 0.2 sq m / 2 sq ft



Ground Floor  
(Including Reduced Headroom)  
55.4 sq m / 596 sq ft

First Floor  
55.5 sq m / 597 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and 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.



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## IMPORTANT INFORMATION

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