

HUNTERS[®]

HERE TO GET *you* THERE



Gilbey Road

Tooting Broadway, SW17 0QQ

£1,416 Per Calendar Month



One person occupancy only. GROUND FLOOR, shared garden access, VIRGIN TV AND FIBRE INCLUDED, EN-SUITE, COUNCIL TAX AND WATER INCLUDED IN RENT, heating you can control from your phone, ST GEORGES HOSPITAL A ROAD AWAY, Tooting Broadway Tube station on the left at the end of the road, washing machine



Virgin Media TV and fibre optic broadband provided AND Council tax and water included in rent.

The property is located two roads away from St George's hospital and Tooting Broadway Tube station is located on the left at the end of the road.

This is a ground floor studio offering approximately 10sqm of living space including a utility space with own fridge freezer, sink and storage. There is an en-suite with shower room with hand basin, toilet and shower cubicle with electric shower. The shower room tiled to the ceiling for ease of cleaning.

A separate kitchen with your hob and your own washing machine is provided.

Access to shared garden / patio is also provided.

The property is suited to anyone who wishes to avoid stairs given it's on the ground floor and there are no steps inside the property (there is a small step up to the front door and a small step down to get into the garden.

This property benefits from:

Automatic lighting in shared hallway, heating controlled from your phone (subject to internet / WIFI availability), electric shower, double glazing, utility area in room, your own fridge with freezer compartment provided in room, your own washing machine provided, your own electric hob provided, door intercom, access to shared garden, Virgin Media TV, fibre optic internet, council tax and water included in rent

Property is offered unfurnished and images are for illustration only.

Verified Material Information:

Monthly rent: £1,200

Council Tax band: N/A as council tax is included in the rent

Tenure: Leasehold

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electric in room

Heating features: None

Broadband: Virgin Fibre

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

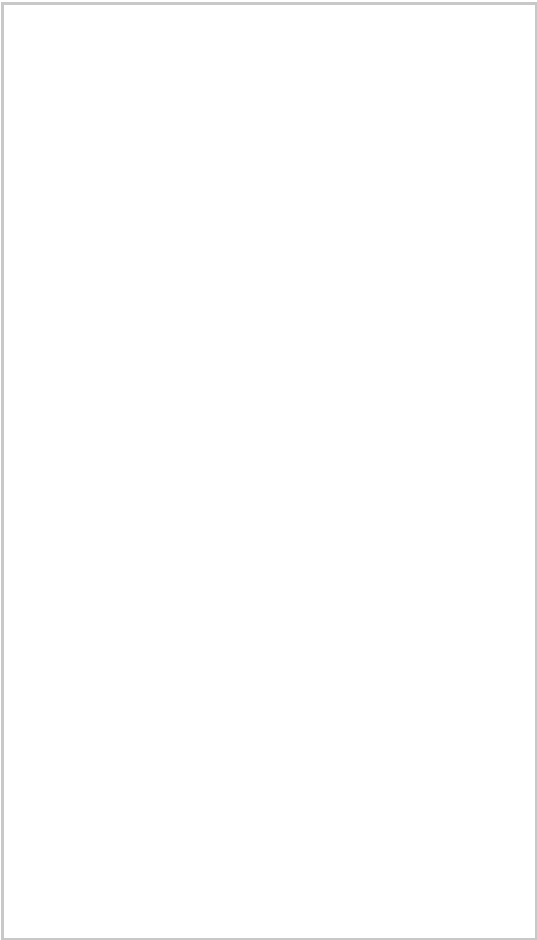
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

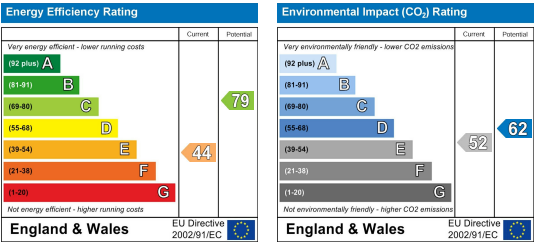
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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