



MOLYNEUX DRIVE, LONDON, SW17
£1,500 PER MONTH FURNISHED

A SPACIOUS WELL PRESENTED 2 BED CLOSE TO TOOTING COMMON

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.



DESCRIPTION:

Boasting a well sized accommodation is this beautifully presented two double bedroom apartment, ideally located close to amenities and transport links.

The property comprises a reception room finished with wood floors, separate modern fully fitted kitchen, two double bedrooms and a modern bathroom with a shower above the bath. Further benefits include access to communal gardens, secure bike storage and residents parking.

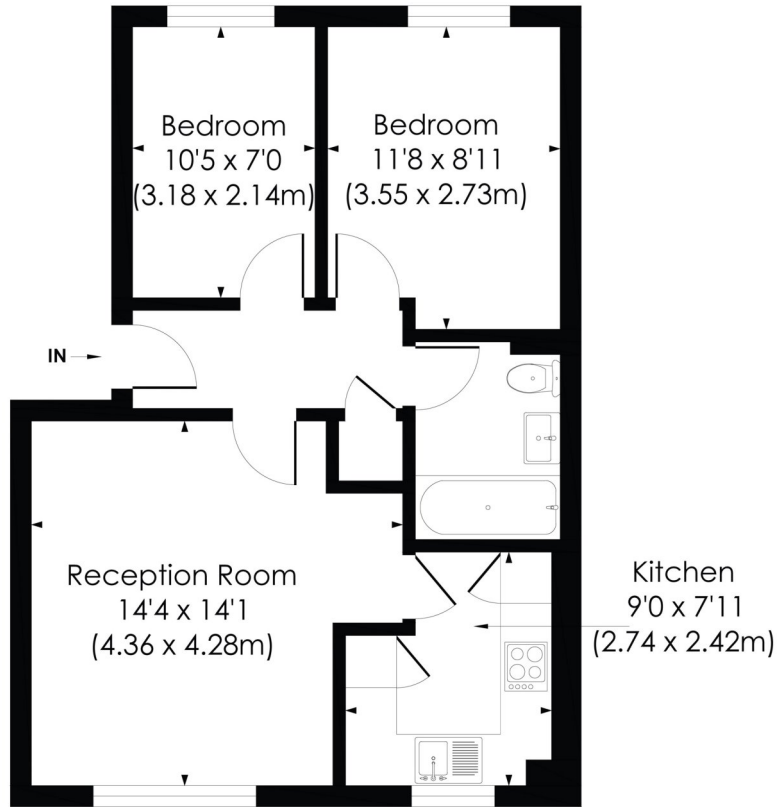
Molyneux Drive is located close to Tooting Bec underground station and Tooting Common as are the local amenities of central Tooting and Balham. Tooting High Street is also close by offering an abundance of shops, cafes, bars and restaurants.



MOLYNEUX DRIVE, SW17

Approx. Gross Internal Floor Area

522 Sq. ft/48.53 Sq. m



GROUND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	73	79
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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