



**CHILDEBERT ROAD, LONDON, SW17**  
£3,000 per month\*

**Carter Jonas**

# CHILDEBERT ROAD, LONDON, SW17

Childebert Road, SW17

Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft  
Including Limited Use Area= 0.4 sq m / 4 sq ft

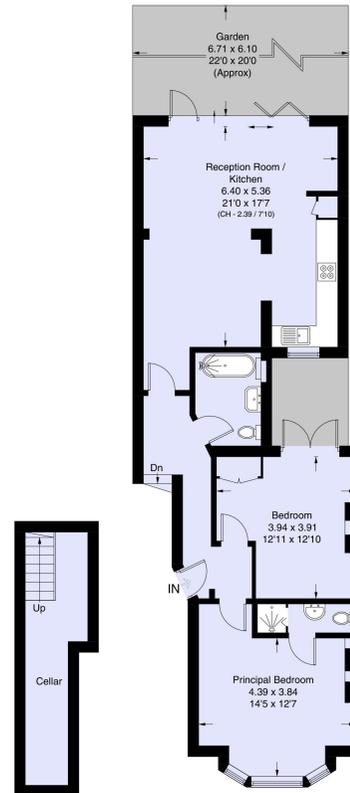
Excellent refurbished 2 double bedroom 2 bathroom garden flat with extended kitchen/reception room leading on to the garden. Lovely road, Heaver Estate therefore close to Balham and Tooting and the Northern Line.

- 2 double bedrooms
- 2 bathrooms
- Garden
- Extended Kitchen/reception room
- Cellar (good storage)
- Balham stations (Northern Line & overground)
- Balham Leisure Centre/gym
- Tooting Bec Common
- Unfurnished

Childebert Road runs off Ritherdon Road part of the popular Heaver Estate conservation area with Tooting Bec on one side and Balham on the other, with easy access to both the Northern Line and the Overground.

Holding Deposit (1 Weeks' Rent): £692.30  
Security Deposit (5 Weeks' Rent): £3,461.53  
Minimum Tenancy Length: 12 months  
Wandsworth Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Cellar  
10.1 sq m / 109 sq ft

Ground Floor  
85.1 sq m / 916 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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