



**BRODRICK ROAD, LONDON, SW17**  
£2,200 per month\*

**Carter Jonas**

# BRODRICK ROAD, LONDON, SW17

Super, large, bright 1 bedroom flat on the first floor of this handsome Victorian house with a good size rooms, high ceilings and close to Wandsworth Common overground station (12 minutes to Victoria station) and Tooting Bec Tube (Northern line)

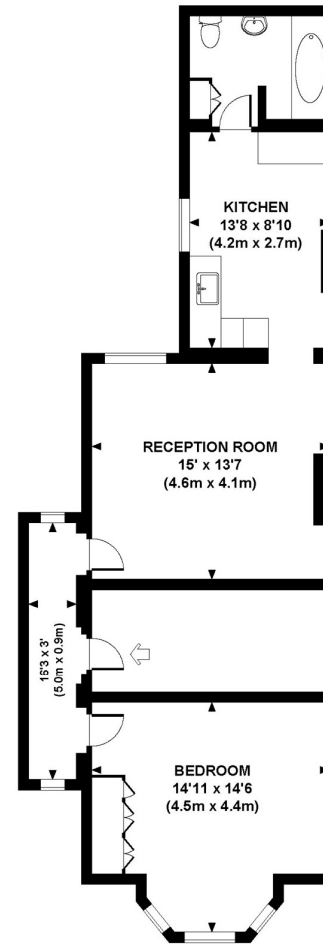
1 bedroom  
 Handsome Victorian conversion  
 1st Floor  
 High ceilings  
 Wandsworth Common  
 Bellevue Road  
 Transport: Overground to Victoria (12 minutes) and Tooting Bec tube (Northern Line)

Brodrick Road runs off Trinity Road and is close to Tooting, Balham and Wandsworth Common.

Council Tax Band: C  
 Minimum Tenancy Length: 12 Months  
 Holding Deposit (1 weeks' rent): £507.69  
 Security Deposit (5 weeks' rent): £2,538.46

## BRODRICK ROAD, SW17

Approx. gross internal area  
 645 Sq.Ft. / 59.9 Sq.M.



FIRST FLOOR

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013  
 Drawing: Jornt Design www.drawingjornt.com 020 7810 9933



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

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