

Pear tree Avenue, Tooting, SW17 0JG

TO RENT £4,300 PCM



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.



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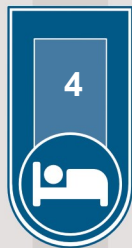
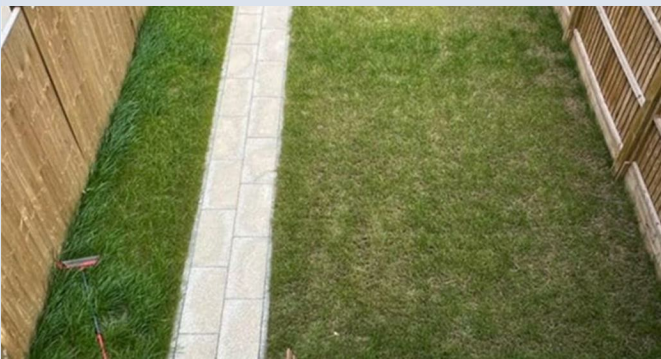
for
rent

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THE LOCATION



THE PROPERTY

Short descriptions have been enhanced, but you can choose to use the old version

Presenting a terraced house to rent in Tooting. The property is on Peartree Avenue and comprises 4 bedrooms and 4 bathrooms.

Available from the 21st of August, covering 1,324 sq. ft. in living space and situated on the ground to second floor, this modern property comes with big windows, high ceilings and ample storage as well as abundant natural light throughout. The property also benefits from a private garden with a patio.

Further features and amenities include:

- Fully fitted kitchen with dishwasher
- Freezer
- Washer
- Two allocated parking spaces

The flat is located only moments away from Earlsfield Station.

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		