

# URBAN lettings



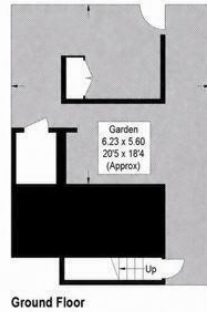
## Telford Avenue, London, SW2 4XH

£2,600 Per Month

- In Excellent Decorative Order
- First Floor Flat
- Separate Kitchen
- Access to Tube & Rail Networks
- Spacious Light Filled Living Room
- Private Patio Garden
- Breakfast Bar & Dishwasher
- Immaculately Presented
- Third Room ideal as Home Office
- Quiet Residential Street

### Telford Avenue, SW2

Approximate Gross Internal Area  
98.2 sq m / 1057 sq ft



Ground Floor

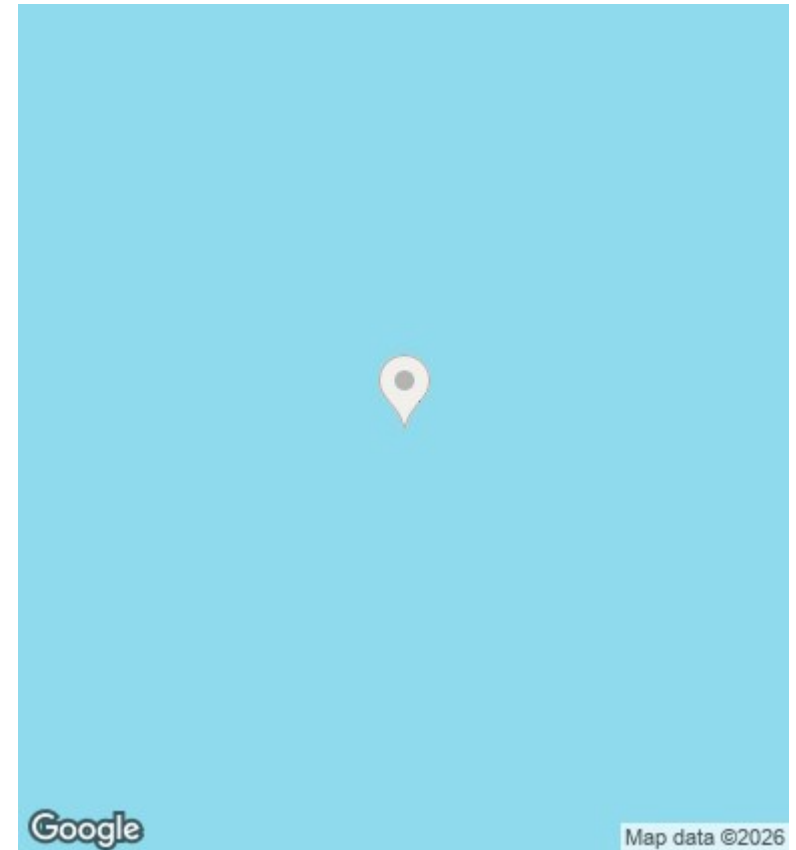


Ground Floor



First Floor

This 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. (ID1219425)



### Directions

### Viewings

Viewings by arrangement only. Call 020 7585 2761 to make an appointment.

### Council Tax Band

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	