



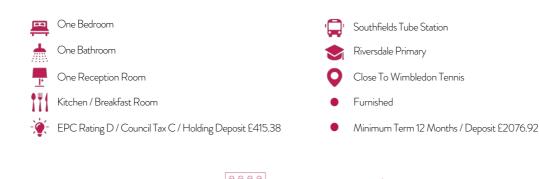
# TO LET

## £1,800 Per Month

### Smeaton Road, Southfields, SW18

#### Per Month

A lovely one double bedroom property located in the much sought after Southfields Triangle, moments away from Southfields tube station. The property comprises a good sized reception room with wood flooring, large double bedroom and a modern kitchen breakfast room leading out to a private rear garden.







#### Ground

#### **Smeaton Road**

Approximate Gross Internal Area = 579 sq ft / 53.8 sq m (Excluding Reduced Headroom) Reduced Headroom = 6 sq ft / 0.6 sq m Total = 585 sq ft / 54.4 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) 🖄		
(B1-91) B			(81-91)		
(69-80) C			(69-80)		
(55-68)			(55-68)		
(39-54)			(39-54)		
(21-38)			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
	U Directiv 02/91/E		England & Wales EU Directive 2002/91/EC		



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

#### 0208 785 4400