



**FLAT 2, WILLOW HOUSE 42 LYVEDEN ROAD,  
LONDON, SW17 9DU**

***£2,600 Per Month***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

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## Description

First and second floor flat situated within a development of just 2 units

Flat 2 comprises open plan lounge / kitchen, double bedroom with balcony and family bathroom at first floor with master bedroom and en suite with balcony at second floor, the property also benefits from wooden flooring, electric heating, tiled bathroom, double glazing & more

EPC Rating D

C Tax: Band D

## Location

The property is situated at the far end of Lyveden Road ideally located for quick access to both Tooting Rail Station (Thameslink) and Colliers Wood Underground (Northern Line)

## Important Information

Please be advised this is a car free development and occupants are not able to apply for parking permits

## VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email

lettings@csj.eu.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## THE SMALL PRINT

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