

Awaiting Photograph

{ AVARN ROAD LONDON SW17
£2,300 PER MONTH AVAILABLE 07/09/2026

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Avarn Road London SW17

£2,300 Per Month
Furnished

-  2 Bedrooms
-  1 Bathroom
-  1 Reception

Features

- Spacious Reception Room, - Two Double Bedrooms, - Walking Distance to Tooting Broadway Station, - Walking Distance to Tooting Station, - Private Garden, - Wandsworth Council

Council Tax

Council Tax Band C

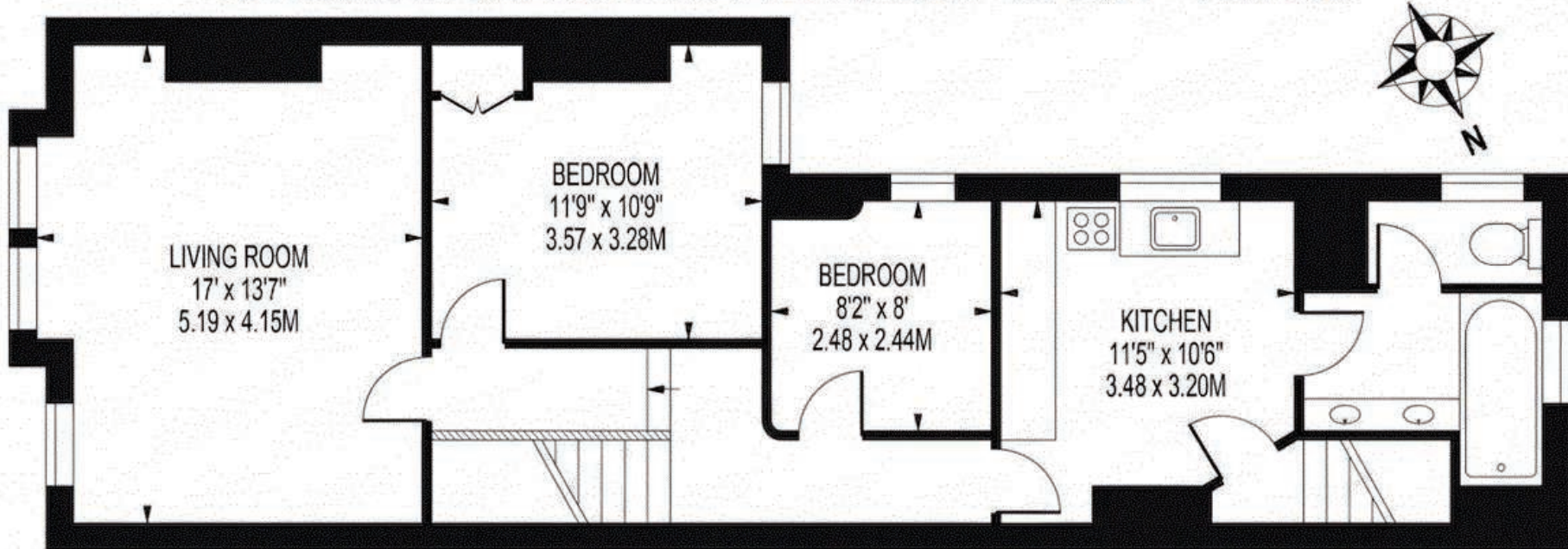
Hamptons
11-13 Bedford Hill
London, SW12 9ET
020 8618 2014
Balhamlettings@hamptons.co.uk
www.hamptons.co.uk

The Property

Welcome to this beautifully presented two-bedroom flat on Avarn Road, ideally situated in the heart of Tooting. Available from the beginning of September, this bright and spacious home offers the perfect combination of style, comfort, and convenience. The property features two generously sized double bedrooms, both flooded with natural light, creating a bright and welcoming feel throughout. A spacious reception room provides plenty of room for both relaxing and dining, while the modern fitted kitchen comes equipped with contemporary appliances. The stylish bathroom is finished to a high standard, and the private rear garden offers an ideal outdoor space for entertaining, dining, or unwinding. Perfectly positioned within easy walking distance of both Tooting Broadway Underground Station and Tooting railway station, the property offers excellent transport links into Central London. Residents can also enjoy Tooting's vibrant selection of cafés, restaurants, bars, and local shops, all just moments from the doorstep. This fantastic flat presents an excellent opportunity for professionals, couples, or sharers looking to enjoy everything Tooting has to offer. Contact us today to arrange a viewing and secure this superb home for September.

AVARN ROAD

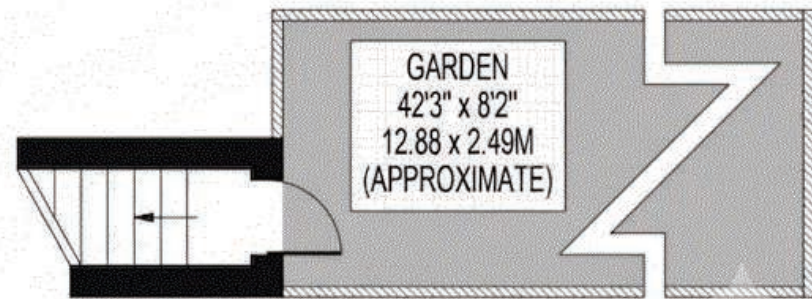
APPROXIMATE GROSS INTERNAL FLOOR AREA: 769 SQ FT - 71.42 SQ M



FIRST FLOOR



GROUND FLOOR ENTRANCE



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Awaiting Photograph