

Clarence Road Wimbledon, SW19 8QF

£5,000 PCM



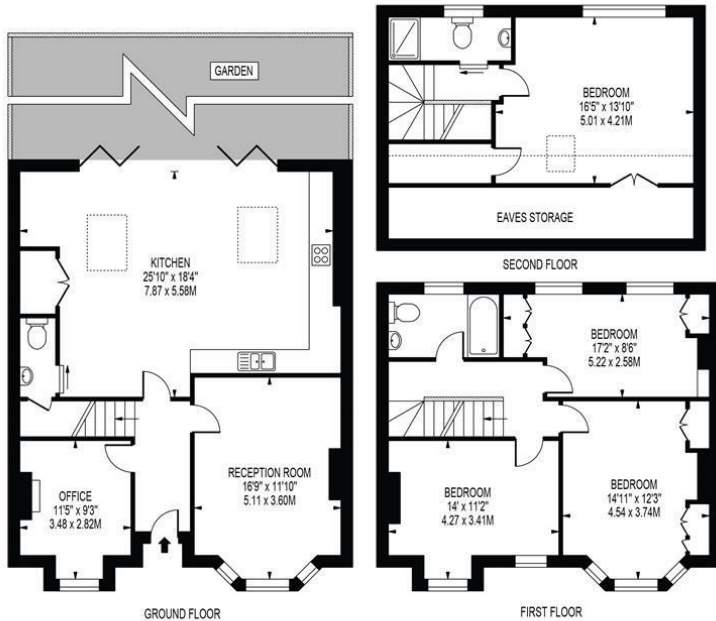
IMPRESSIVE four double bedroom, two bathroom DOUBLE FRONTED VICTORIAN END OF TERRACE HOUSE, located in the popular South Park Gardens, just across from the park, close to Holy Trinity Primary School, and approximately 10 minutes walk to Wimbledon train station, town centre and South Wimbledon tube.

The property has been done up to a fantastic spec, with great proportions throughout.
EPC band C. Council tax band

CLARENCE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1908 SQ FT - 177.23 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 174 SQ FT - 16.17 SQ M



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.



- Double fronted period property
- Four double bedrooms
- Two bathrooms
- Large open plan kitchen/family room
- Ground floor WC
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band F

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		
	71	83
EU Directive 2002/91/EC		



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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