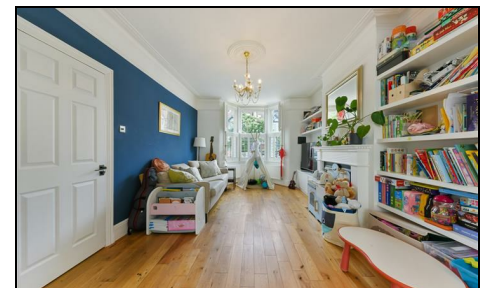


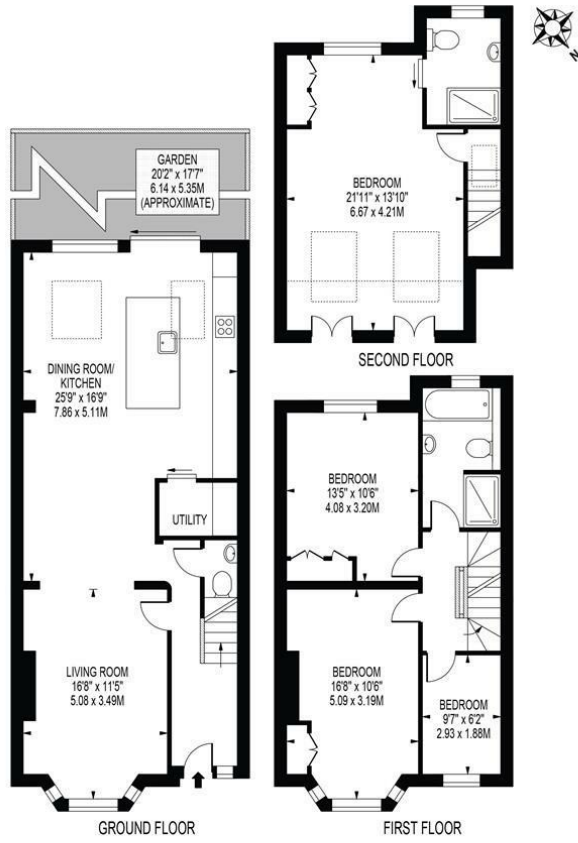
Kirkley Road Wimbledon, SW19 3AZ

£4,750 Per Month

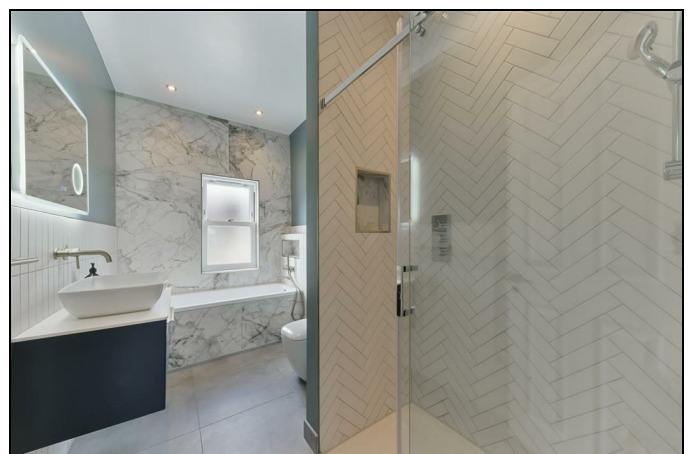


Stunning four bedroom, two bathroom Edwardian terrace house which has been extended and lovingly refurbished to a high standard. Situated approximately 0.2 miles walk to South Wimbledon tube and 0.8 miles to Wimbledon station and town centre. The property is open plan to the ground floor with a beautiful bespoke kitchen, wood flooring, large patio doors to a low maintenance garden and ground floor WC. The first floor has two good size double bedroom, one single and a spacious four piece bathroom with separate shower cubicle. Fantastic sized master bedroom suite to the second floor with ensuite shower room. Additionally benefits from air conditioning. EPC band C. Council tax band E.

KIRKLEY ROAD
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1610 SQ FT - 149.60 SQ M
 (INCLUDING RESTRICTED HEIGHT AREA)
 APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 56 SQ FT - 5.16 SQ M



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.



- Four bedroom, two bathrooms
- Decorated to a high standard
- Ground floor toilet
- Wood flooring
- Air conditioning
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band E

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			
		72	83
England & Wales		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.

Celebrating 30 years of successful Sales and Lettings in Merton

