

Craven Gardens Wimbledon, SW19 8LU

£4,750 Per Month



This splendid four bedroom, two bathroom bay fronted Victorian house offers a delightful blend of period elegance and modern living. Located on a popular tree lined road within easy reach of Wimbledon town centre and station, Haydons Road station and local primary schools.

Spanning an impressive 1,637 square feet, to the ground floor the property boasts a double reception room, ground floor toilet and stunning kitchen/family room with bifolding doors to a well maintained rear garden.

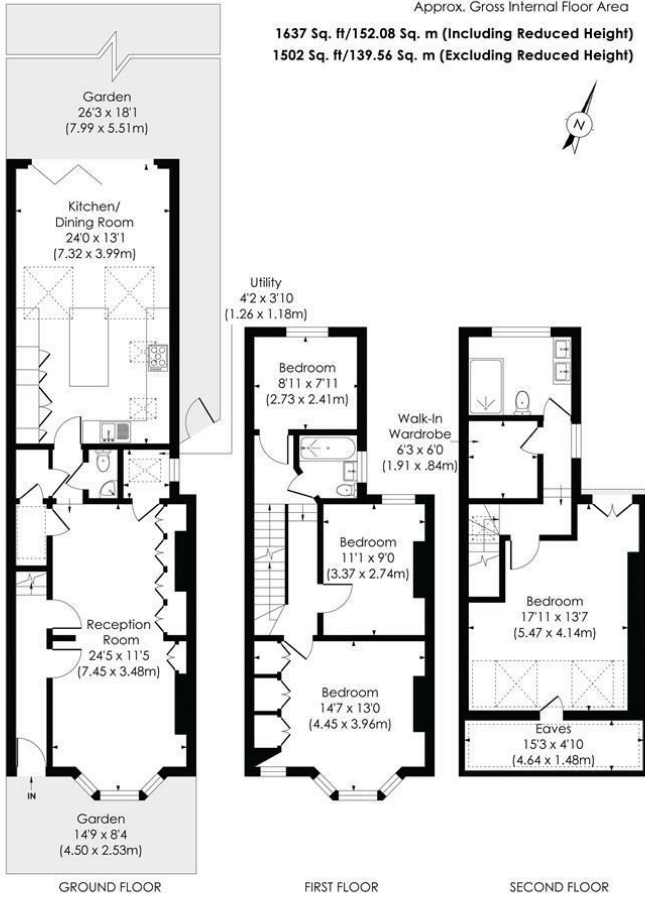
Three well-proportioned bedrooms and family bathroom on the first floor, with the principle bedroom on the second room, with separate dressing room and spacious shower room.

EPC band D. Council tax band F.

CRAVEN GARDENS, SW19

Approx. Gross Internal Floor Area

1637 Sq. ft/152.08 Sq. m (Including Reduced Height)
1502 Sq. ft/139.56 Sq. m (Excluding Reduced Height)



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



- Four well proportioned bedrooms
- Two bathrooms
- Beautiful period features
- Well kept rear garden
- Impressive kitchen/reception room
- First months rent in advance
- Six weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- 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 | | 58 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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.

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