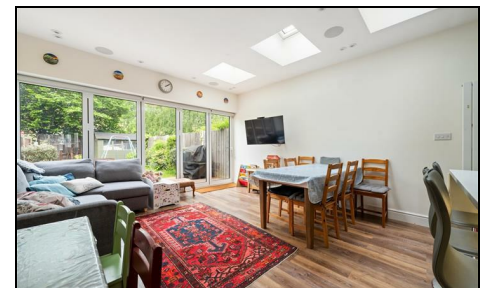


Florence Road Wimbledon, SW19 8TL

£3,750 Per Month



A beautifully presented, larger than average (over 1400 sq/ft) three double bedroom, two bathroom, Victorian family home located in the South Park Gardens area close to Wimbledon town centre and Holy Trinity School. This bright property has been tastefully modernised throughout by the current owners and includes a cosy lounge with integrated surround sound system and retractable cinema screen, separate utility room, downstairs w/c, an impressive kitchen/dining area with fantastic kitchen island and bi-fold doors out to the garden. Upstairs are two great double bedrooms, modern family bathroom, whilst the master bedroom with ensuite shower room benefiting from built in storage.
EPC band D. Council tax band E.

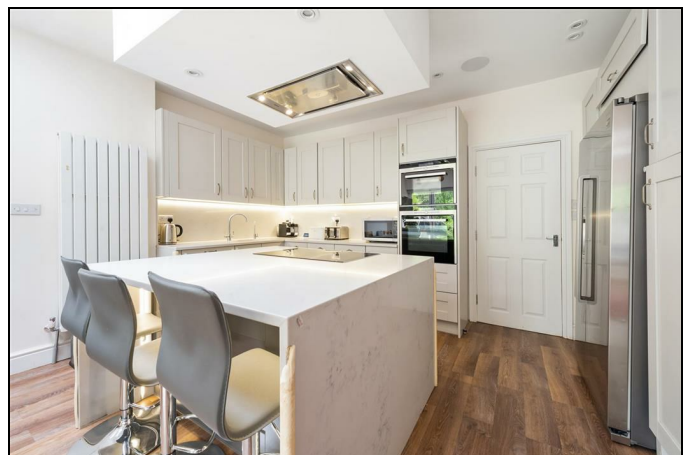
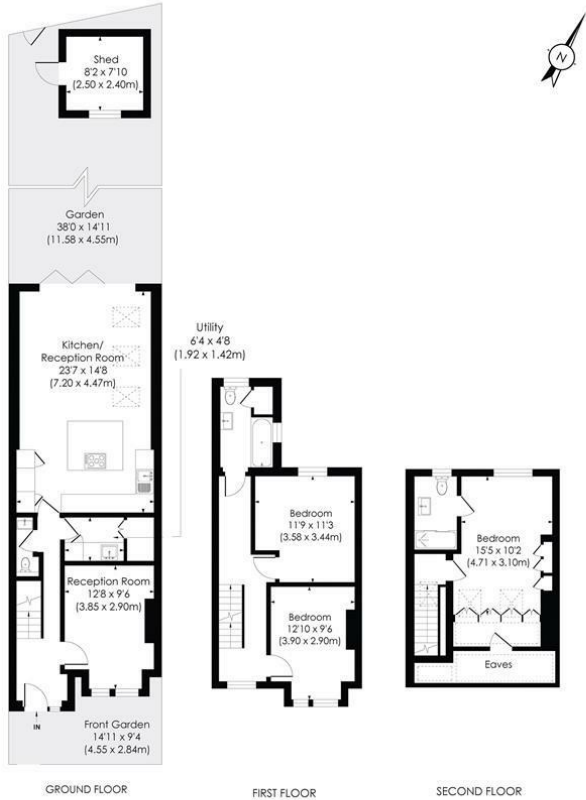
FLORENCE ROAD, SW19

Approx. Gross Internal Floor Area

1411 Sq. ft/131.10 Sq. m

(Including reduced height)

Reduced Height: **104 Sq. ft/9.66 Sq. m**



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PROPERTY MARKETING

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.

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- Larger Than Average
- Open Plan Kitchen/Dining Room
- Three Double Bedrooms
- Two Bathrooms
- Video available
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = Five Weeks Rent
- Current EPC Rating - D
- Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	81
(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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