

Wilkins Close Mitcham, CR4 3SA

£3,250 Per Month

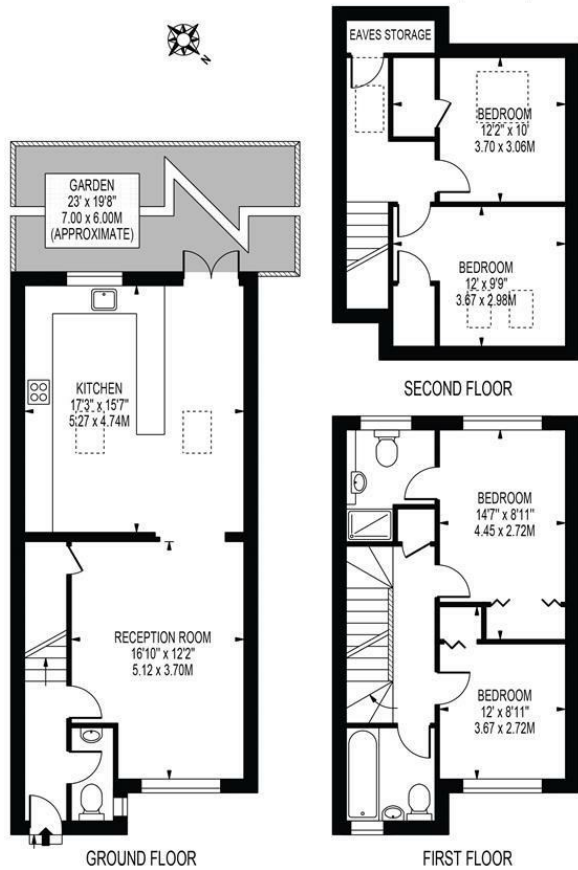


****AVAILABLE NOW**** Ellisons are pleased to bring to the market this spacious four double bedroom, two bathroom end of terrace house is situated in a quiet residential location, just a short walk from Colliers Wood Underground Station, the Tandem Shopping Centre, and the amenities of Merton High Street. The property comprises four generously sized double bedrooms, a bright through lounge/dining room, a well-equipped kitchen, and a private, low maintenance rear garden. Further benefits include gas central heating, off-street parking, and ample storage throughout. Offered furnished, this property is ideally suited to a family or professional sharers looking to settle in the area.

WILKINS CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1262 SQ FT - 117.28 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 16 SQ FT - 1.52 SQ M



- Four Bedroom House
- Off Street Parking
- Two Bathrooms
- Downstairs Cloakroom
- Furnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : D
- Merton Council Tax Band : E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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

