

# C. JAMES & Co.

SALES AND LETTINGS AGENTS

0208 542 3232



RUSSELL ROAD, WIMBLEDON, SW19

- SPACIOUS OPEN-PLAN KITCHEN/DINING ROOM
- FULLY EQUIPPED GARDEN OFFICE
- NEUTRAL DÉCOR THROUGHOUT
- FOUR DOUBLE BEDROOMS
- THREE AIR CONDITIONING UNITS
- PRIVATE DECKED REAR GARDEN

£4,000 PCM

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 131.6 sq. metres (1416.5 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

C James & Co are delighted to offer this beautifully presented four-bedroom terraced family home located on the sought-after Russell Road, ideally positioned for excellent local schools, Wimbledon Station and the town centre.

The property offers a spacious separate reception room and an impressive open-plan kitchen/dining room with doors leading onto a private decked rear garden, perfect for family living and entertaining. To the rear of the garden is a fully equipped garden office, ideal for working from home.

Arranged over the upper floors are four generous double bedrooms and two modern bathrooms. Finished in a neutral décor throughout, the property also benefits from three air conditioning units for added comfort.

Available immediately. Offered Unfurnished.

This exceptional family home combines generous living space with a superb location, making it an ideal choice for families seeking a home in the heart of Wimbledon.

Merton Council Tax Band F  
EPC Rating C

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LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating