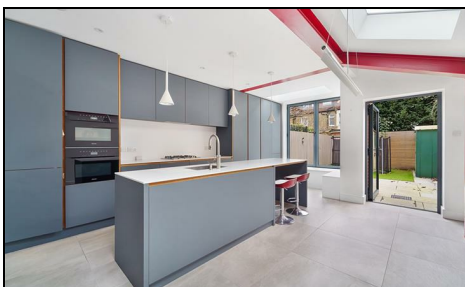
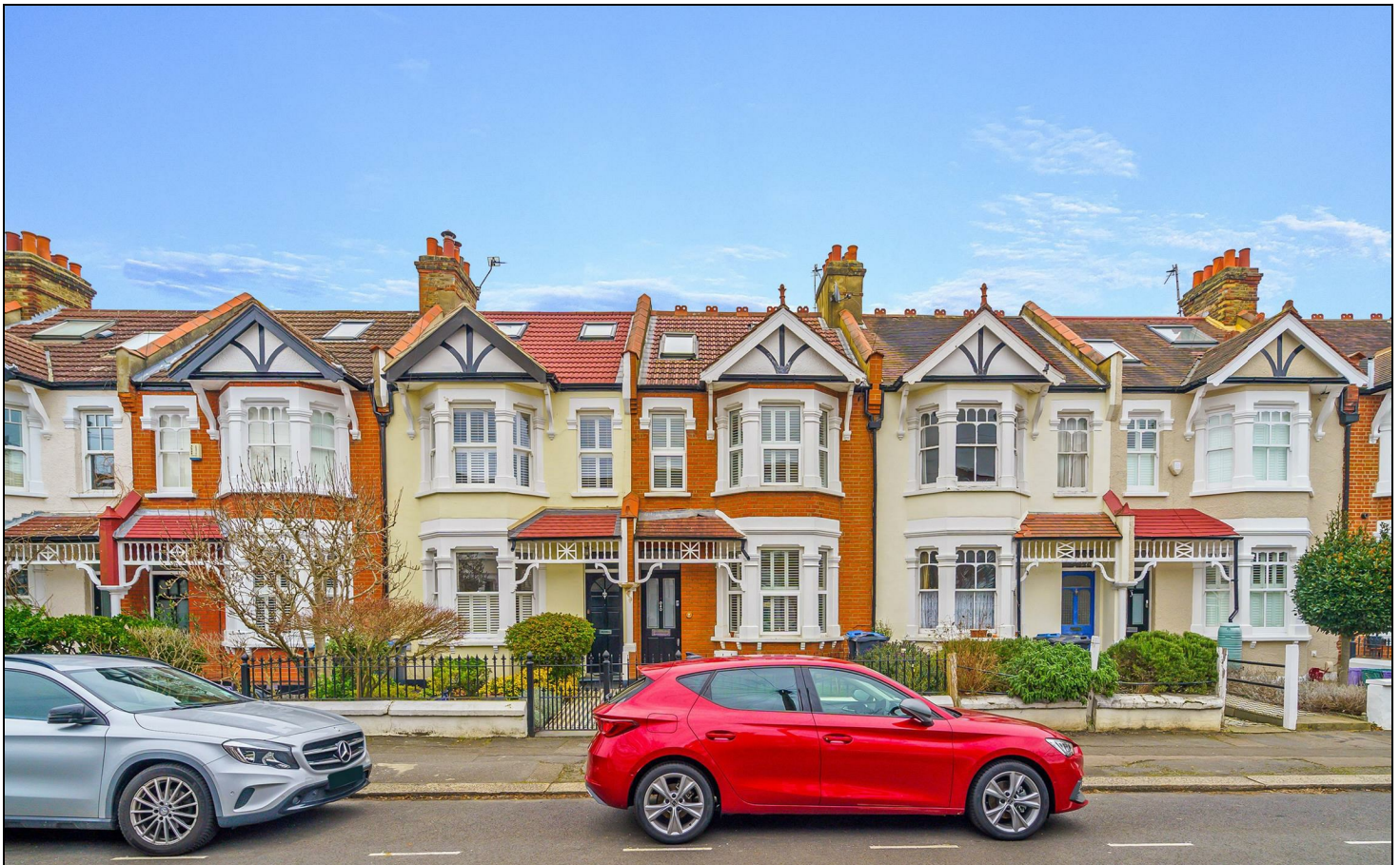


Kirkley Road Wimbledon, SW19 3AY

£3,250 Per Month



Charming four bedroom bay fronted Edwardian house, located just a few minutes walk from South Wimbledon tube, and 0.7 miles to Wimbledon train station and town centre.

This lovely home comprises of a front reception room with wood flooring, flowing through to a fantastic fully extended kitchen, with an abundance of storage in-between, low maintenance garden, downstairs W.C and utility room. To the first and second floor are four generously sized bedrooms and a four piece family bathroom.

Kirkley Road is situated in sought after 'Old Merton Park' and is within easy access of Wimbledon Mainline Station, South Wimbledon Underground Station and Wimbledon Town Centre for extensive travel connections in and out of London.
EPC D. Council Tax Band F.

**KIRKLEY ROAD,
WIMBLEDON**

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1431 SQ FT - 132.97 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 22 SQ FT - 2.06 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.



- Edwardian Terrace House
- Four Double Bedrooms
- Stunning Fully Extended Kitchen
- Four Piece Family Bathroom
- Ground Floor WC
- One Months' Advance Rent
- Five Weeks Deposit
- Holding Deposit = One Weeks Rent
- EPC 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



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**

