

## Church Lane Wimbledon, SW19 3HQ

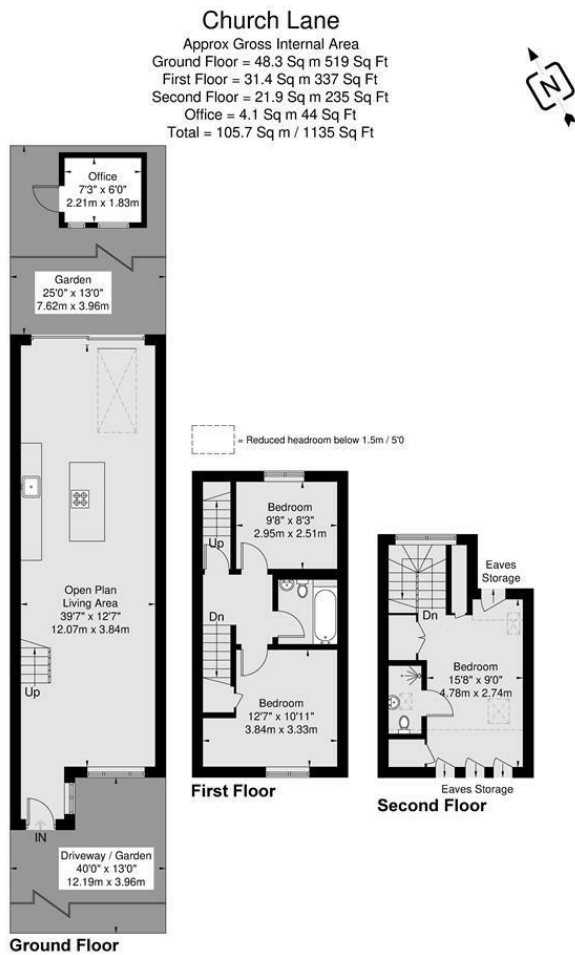
**£3,250 Per Month**



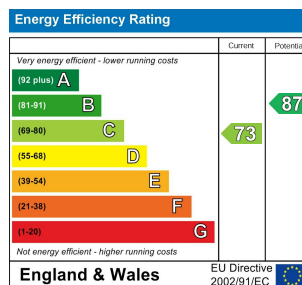
Contemporary extended three bedroom, two bathroom cottage with off street parking. Nestled within a charming cul-de-sac, just a minutes walk to Merton Park Primary School and walking distance to Wimbledon town centre and station. Spanning an impressive 1,044 square feet, the property boasts a sleek and contemporary interior design, making it an ideal home for families and professionals alike. The property features three well-appointed bedrooms, modern bathroom/shower rooms and a fantastic garden room, which serves as a versatile office space.

EPC band C. Council tax band E.

**\*\* Please note the hot tub in the photos is not currently functional.**



- Three Bedroom Period Cottage
- Close to Merton Park Primary School
- Off Street Parking
- Two Bathrooms
- Garden Room Ideal For An Office
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- Council Tax Band E
- EPC Rating C



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