

**All Saints Road  
Wimbledon, SW19 1BU**

**£3,250 PCM**



IDEAL FOR FOUR PROFESSIONAL SHARERS is this Victorian terraced FOUR BEDROOM, TWO BATHROOM terrace house located in close proximity to both Colliers Wood and South Wimbledon underground stations for the NORTHERN LINE as well as Wimbledon Town Centre with its popular schools, shopping and transport facilities. Features a modern eat-in kitchen opening to the reception room with wood flooring, ground floor toilet, front reception room, four good size bedrooms over the first and second floor, two bathrooms and a SOUTH FACING REAR GARDEN.  
EPC band C. Council tax band D.



- Four Bedroom House
- Morden Kitchen
- Two Bathrooms
- Wood Flooring
- Within 10 Minutes Walk of South Wimbledon & Colliers Wood Tube
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC band C
- Council tax band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	76	86
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B	37	37
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO<sub>2</sub> emissions

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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.

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