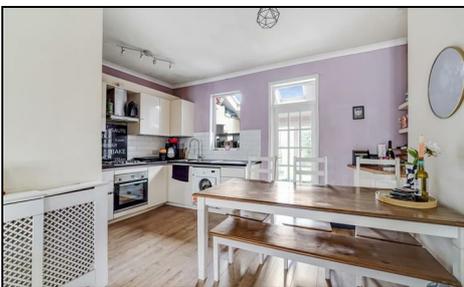


## Parkleigh Road London, SW19 3BU

£2,575 PCM

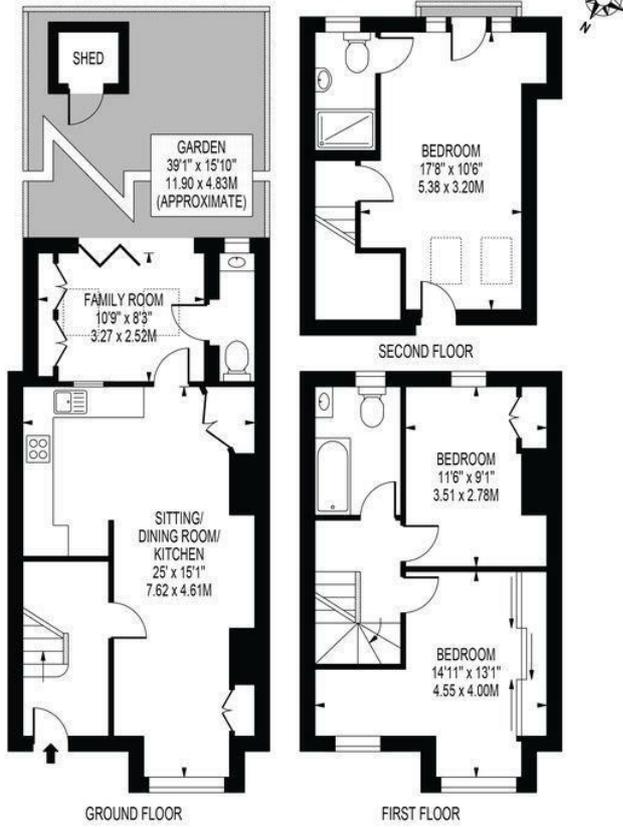


Three bedroom, two bathroom Edwardian terrace house, located 0.5 miles from South Wimbledon tube (Northern line) and close to Morden Road tram stop with quick links to Croydon and Beckenham. The property features an open plan kitchen/reception room plantation shutters, wood laminate flooring and a ground floor WC. Two bedrooms are located on the first floor with the family bathroom, with the principle bedroom with an ensuite shower and Juliet balcony on the second floor.

Close to Park Academy Primary School and Harris Academy Secondary School (Outstanding Ofsted rating).  
EPC band C. Council tax band D.

## PARKLEIGH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1070 SQ FT - 99.44 SQ M  
(EXCLUDING SHED)



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.



- Three bedroom mid terrace house
- Two bathrooms
- Ground floor WC
- Plantation shutters
- Pets considered
- 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		84
(69-80)	C	70	
(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	



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

