

**Edith Road
Wimbledon, SW19 8TW**

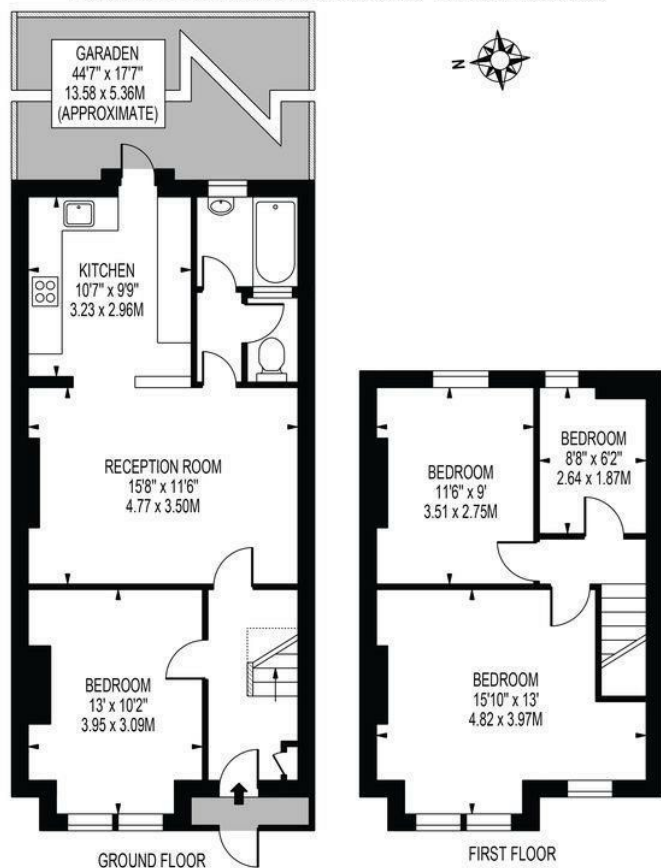
£3,000 Per Month



Three bedroom house in South Park Gardens, close to Holy Trinity and Priory Primary Schools, and 0.8 miles to both Wimbledon station and town centre, and South Wimbledon tube (Northern line). Consists of two reception rooms plus a spacious fully fitted kitchen leading out to a good sized patio garden, and a ground floor bathroom. Upstairs are two double bedrooms and one single bedroom.
EPC band D. Council tax band E.

EDITH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 926 SQ FT - 86.00 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.

- Modern Kitchen
- Two Reception Rooms
- South Park Gardens Location
- Low Maintenance Garden
- 0.8 Miles to Wimbledon Station & South Wimbledon Tube
- One Months Rent in Advance
- Damages deposit = 5 weeks rent
- Holding Deposit - One Weeks Rent
- Council Tax Band E
- EPC Band D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(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.

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