

Florence Road Wimbledon, SW19 8TL

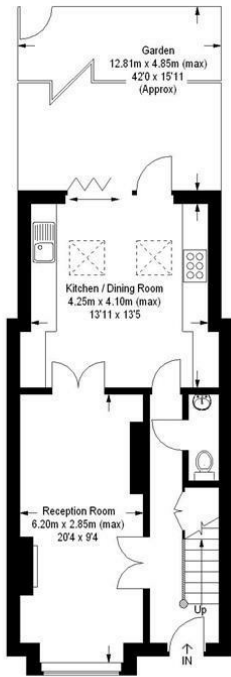
£3,950 Per Month



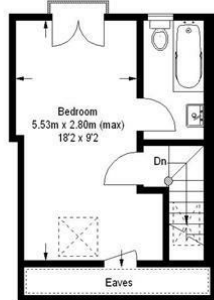
Four bedroom, two bathroom Victorian house located in the sought after South Park Gardens area of Wimbledon, a short walk to Wimbledon station and town centre. A fantastic kitchen/breakfast room with stone worktops and doors leading to the garden, ground floor WC, three double bedrooms, master with ensuite bathroom, fourth single room ideal for a study/nursery and additional shower room. EPC Rating C.

Florence Road, SW19

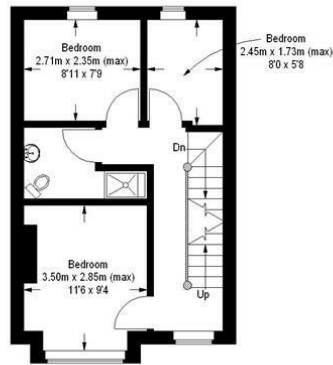
Approximate Gross Internal Area
 Ground Floor = 47 sq m / 506 sq ft
 First Floor = 34 sq m / 366 sq ft
 Second Floor (Excluding Eaves) = 23 sq m / 247 sq ft
 Total = 104 sq m / 1119 sq ft



Ground Floor



Second Floor



First Floor

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.
 Copyright Bespokeplans.co.uk 2015
 (ID47365)



- Beautiful Kitchen
- Four Bedrooms
- Master Bedroom with En-Suite
- Two Bathrooms
- Central Location
- EPC Rating C
- Council Tax Band F
- Holding Deposit = 1 weeks rent
- One months rent in advance
- Security deposit = 5 weeks rent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	71	
(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

