

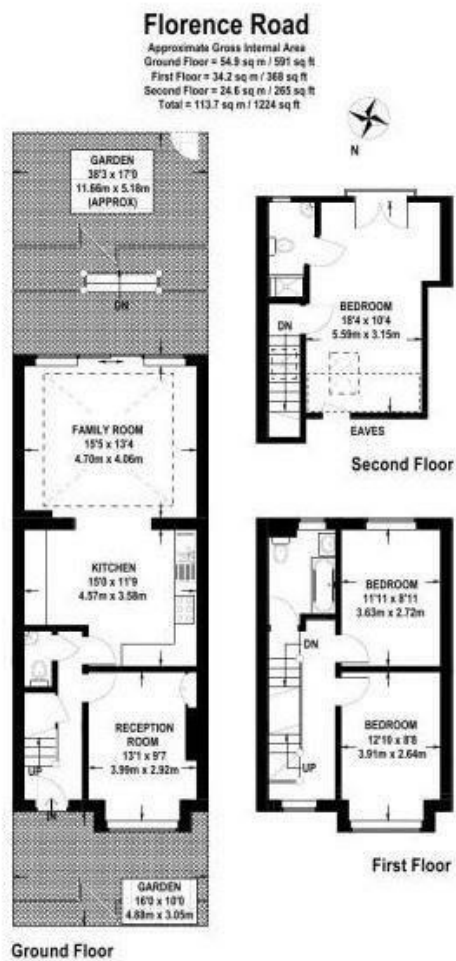
Florence Road Wimbledon, SW19 8TN

£3,750 PCM



Three double bedroom, two bathroom end of terrace house with a SOUTH FACING GARDEN. Located within 15 minutes walk of both Wimbledon town centre and station, and South Wimbledon tube, and close to Holy Trinity Primary School. With wood flooring to the ground floor the property consists of a front reception room, ground floor WC, and large open plan kitchen/family room with fantastic kitchen storage and breakfast bar, and bi-folding doors to a low maintenance garden with decked area, astroturf and shed. To the first floor are two double bedrooms and the family bathroom. The principle bedroom on the second floor benefits from FITTED WARDROBES and a contemporary en-suite shower room.

EPC band D. Council Tax Band F.



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 5" and are to the points indicated by the arrow heads.



- Three double bedrooms
- South facing garden
- Large kitchen/family room
- Ground floor WC
- Close to Holy Trinity Primary School
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- Council tax band F
- EPC D

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



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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