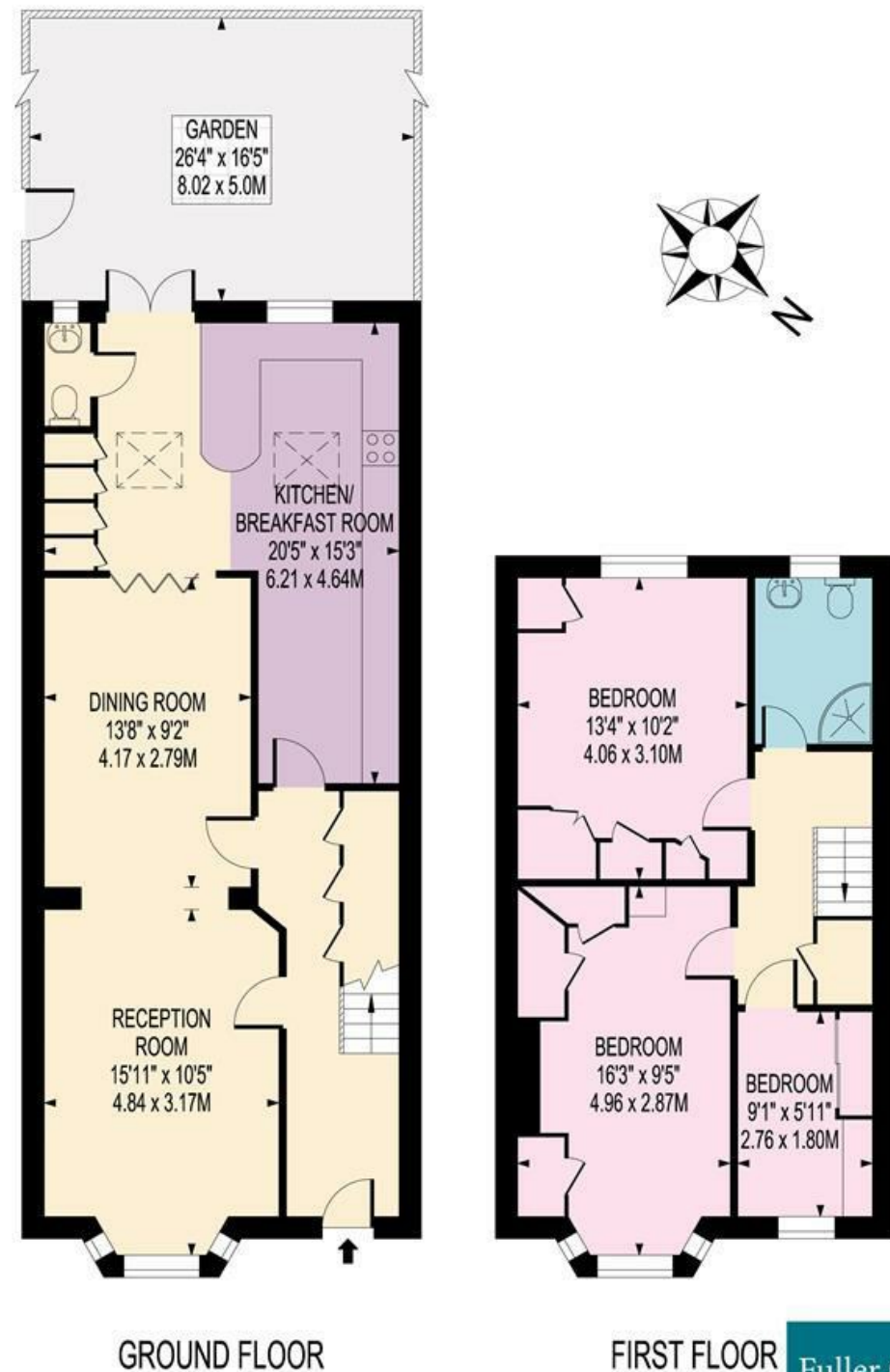


## ALVERSTONE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1082 SQ FT- 100.50 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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**1 Alverstone Avenue,  
Wimbledon Park, SW19 8BD**

**TO RENT £4,000 PCMPCM**

SHORT LET, Available 14th May - A beautifully presented, end of terrace, fully furnished three bedroom house located on the highly sought after Southfields Grid close by to Wimbledon Park Primary School.

- 3 bedrooms 2 bathrooms and guest WC on ground floor
- Private Garden
- Fully Furnished
- EPC D
- Central Heating
- 2 Reception rooms
- Short Let
- SOLE AGENTS
- Council Tax Band (E )
- Available 15th May

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Wimbledon Village Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG






Location

Alverstone Avenue is located on the ever popular "Southfields Grid" being close by to Wimbledon Park Primary school, Wimbledon Park Tube and a number of local shops, restaurants, bars and amenities on Arthur Road. Wimbledon Park also offers open green space, two play-parks with Wimbledon Village being within close proximity offering a further collection of boutiques, restaurants and pubs with easy access onto Wimbledon Common

Description

Arranged over two floors, this end of terrace family home offers a total of three bedrooms, family bathroom, double reception room, kitchen / breakfast room, downstairs WC with private rear garden benefiting from side access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.