



## Princes Road, Wimbledon SW19 8RB



### £10,000 PCM

A striking triple fronted house occupying a wide frontage situated on this sought after road within South Park Gardens. The accommodation is thoughtfully arranged to make for ideal family living with all bedrooms having an en-suite shower or bathroom and three bedrooms also having dressing rooms. The ground floor is an entertaining hub, with a beautifully designed kitchen that boasts a seven-seat central island, a superbly bright and panoramic living/family room and two further reception rooms. To the first floor is the principal bedroom with dressing room and impressive en-suite bathroom, a further and very large bedroom with dressing room and en-suite bathroom and a third double bedroom with en-suite shower room. The incredibly well converted loft houses two full width bedrooms both with en-suite shower rooms. Externally to the rear, the house is complimented by a low maintenance garden with patio and faux lawn as well as a summer house, whilst to the front of the house is a private drive providing ample space for parking. Available Beginning March - Furn/Unfurnished - Holding Deposit £2,307.00 - Total Deposit £11,535.00 - EPC rating C - Council tax band G (Merton).

020 8971 6780

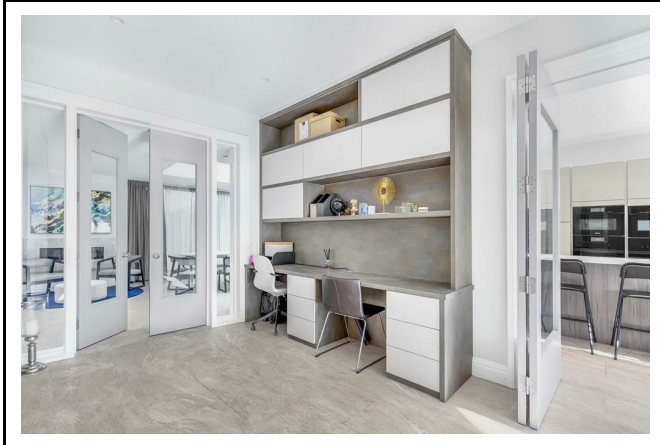
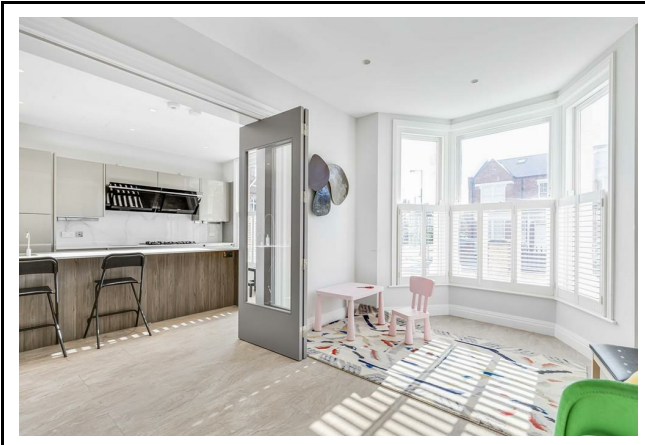
24 High Street, Wimbledon Village, SW19 5DX

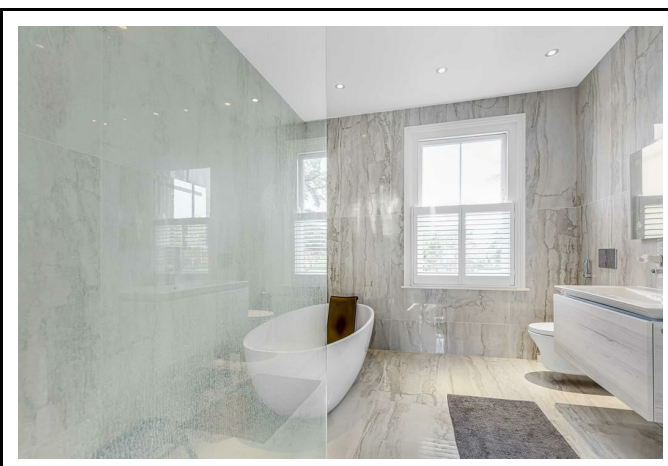
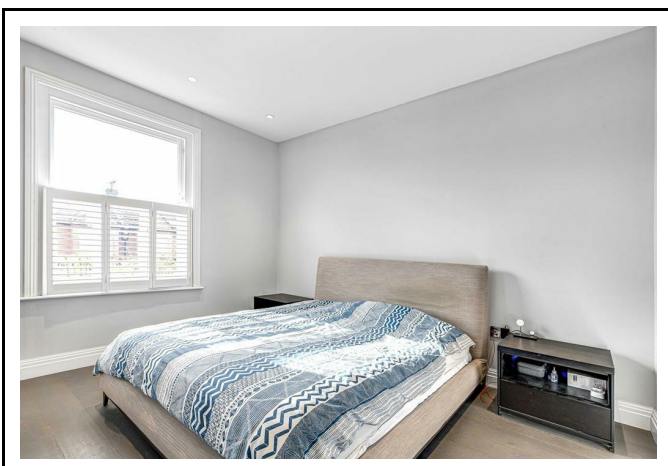
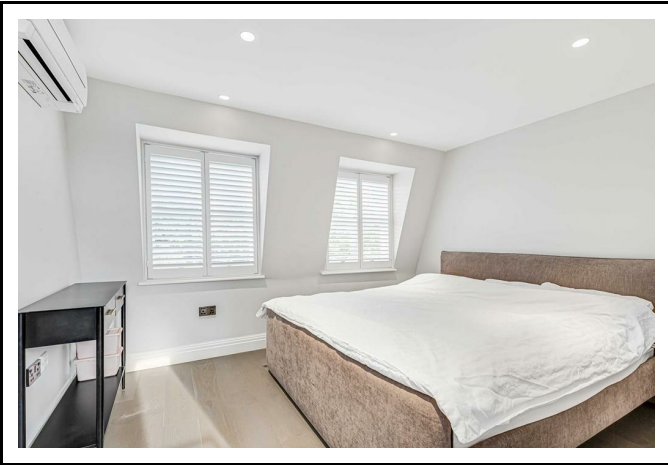
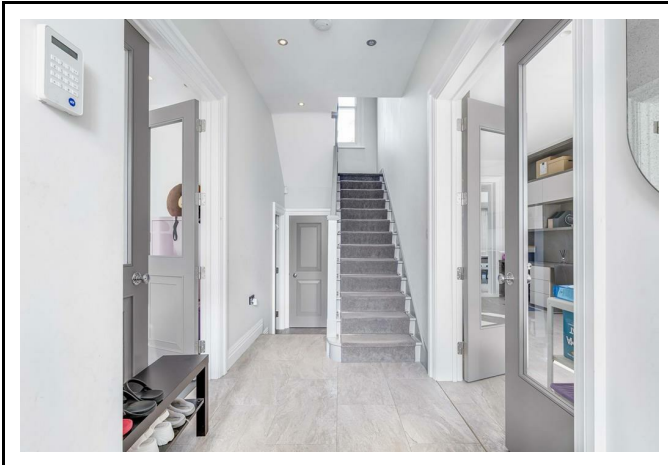




**Location:**

Princes Road is conveniently placed for the many amenities of Wimbledon Town centre including the Mainline/District line station and the many shopping, entertainment and leisure amenities that Wimbledon has to offer. South Park Gardens is close by and the area is served by good local primary and secondary schools. Wimbledon Village with its fashionable boutiques and restaurants and the open spaces of The Common is easily accessible.

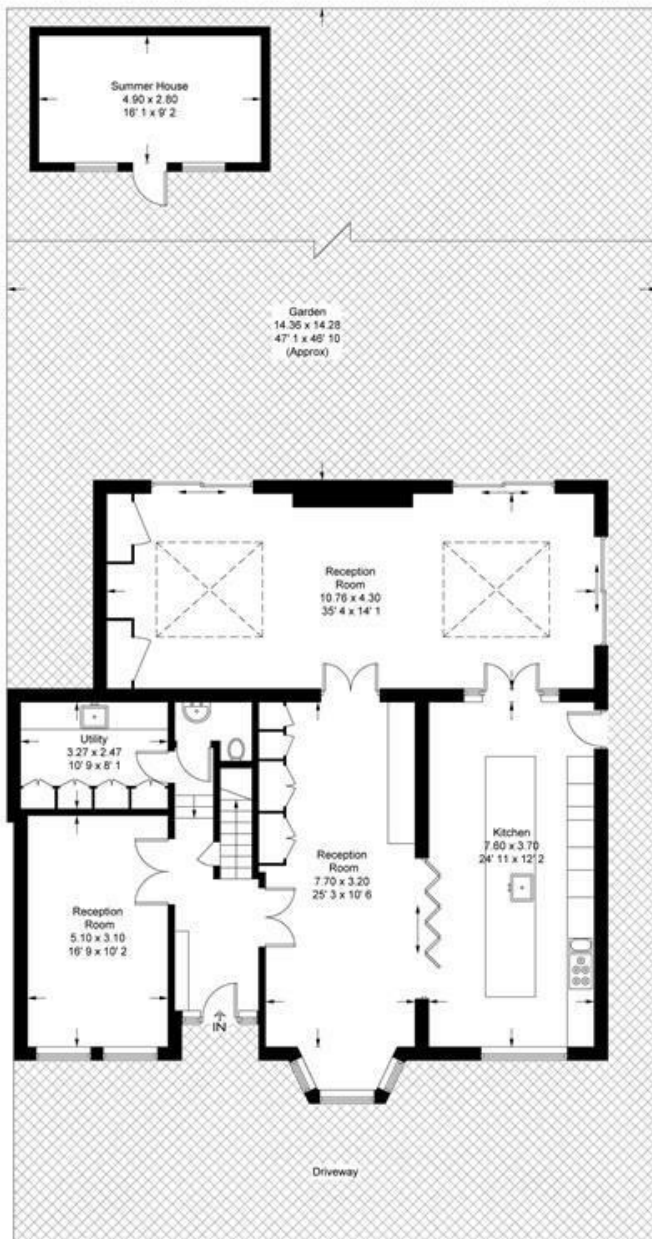







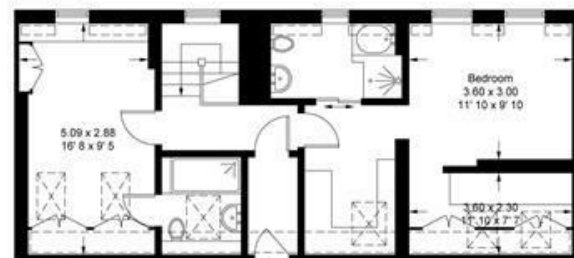
# Princes Road

Approximate Gross Internal Area = 3176 sq ft / 295.2 sq m  
 (Excluding Reduced Headroom / Void)  
 Reduced Headroom = 70 sq ft / 6.5 sq m  
 Summer House = 147 sq ft / 13.7 sq m  
 Total = 3393 sq ft / 315.4 sq m

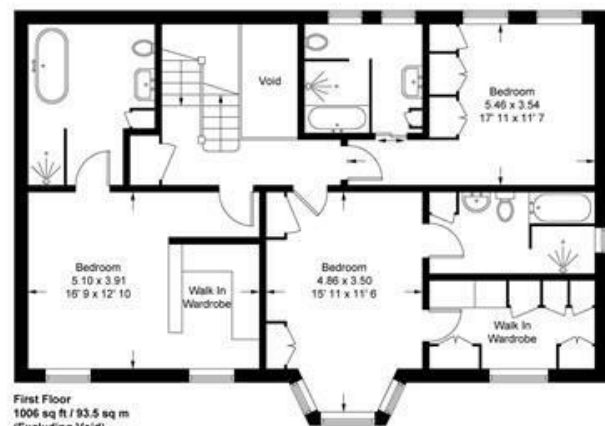


Ground Floor  
1571 sq ft / 146 sq m

 = Reduced headroom below 1.5m / 5'0



Second Floor  
669 sq ft / 62.2 sq m  
(Including Reduced Headroom)



First Floor  
1006 sq ft / 93.5 sq m  
(Excluding Void)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**EPC Rating C**  
**Council Tax: G**



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- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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