



TO LET

LINCOLN AVENUE

LONDON, SW19 5JT



Finished to an extremely high standard and set in a quiet location close to Wimbledon Common, this fantastic six double bedroom property offers spacious accommodation over four floors. To the ground floor, lounge/dining room with doors leading to a well kept garden, open plan kitchen, utility room, cloakroom, study and access to an integral garage. At lower ground level there is a further reception and gym area, master bedroom with an en-suite shower room, lounge area and doors to a covered terrace. On the first floor there are three bedrooms one with en-suite shower room, one an en-suite cloakroom and a family bathroom. On the top floor there are two further bedrooms, each with en-suites. Further benefits include a security alarm, comprehensive fire alarm, air conditioning and a home automation system. Available 6th July - Unfurnished - EPC Rating A - Council Tax Band H - Holding Deposit £2,307.00 - Total Deposit £11,535.00

£10,000 PCM Per Calendar Month

020 8971 3800

24 High Street Wimbledon, Wimbledon, SW19 5DX

PROFESSIONAL PROPERTY PEOPLE





6 Bedrooms
5 Bathrooms
3 Reception rooms

EPC Rating: A

Available From: 6th July 2024

Note: andrew scott robertson for itself and for the lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract
- (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 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;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 3800