



## 5A STANTON ROAD SW20 8RL

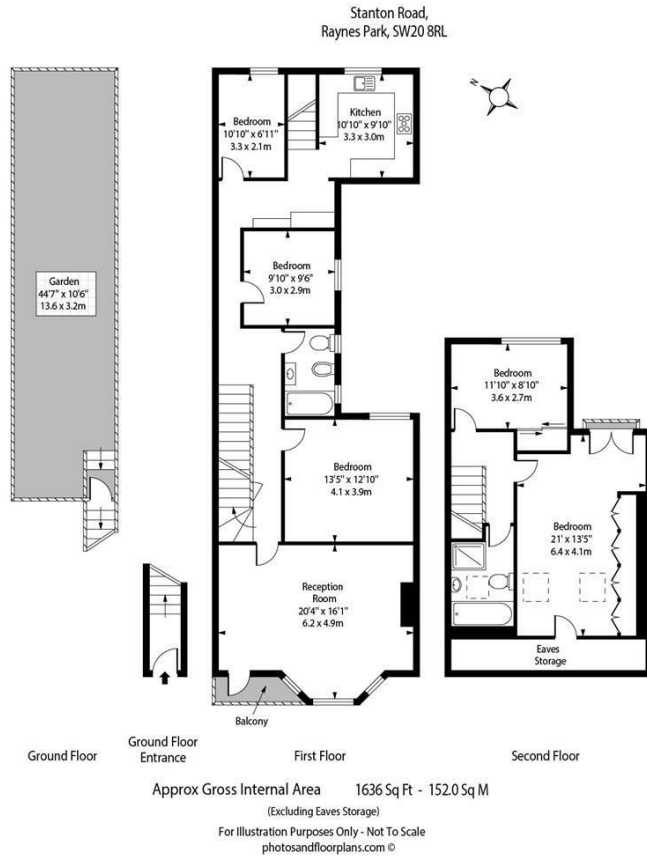
£3,600 PCM

A spacious and impressive split level apartment located on the first and second floor of this Edwardian property. Suitable for a family or professional sharers. The property is accessed via the front shared entrance which leads to the front door of the apartment and up the stairs. The property is beautifully decorated and boasts high ceilings through out. The reception room to the front is spacious with ample light streaming in through its bay window and doors to the balcony. A contemporary kitchen is at the rear with extensive fitted cupboards and integrated appliances. Two double bedrooms and a study are also situated on this floor. The principal bedroom, with en-suite shower room and fifth bedroom is situated on the second floor. At the rear is a well maintained private garden and patio. The property is located close to local schools, restaurants and is 0.4miles from Raynes Park mainline train station.



**ELIZABETH WIGHTWICK**  
YOUR BESPOKE PROPERTY AGENT





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Wimbledon Village  
Unit 6 (2nd Floor)  
2 Allington Close  
Wimbledon Village  
Wimbledon  
London  
KT3 3DN

020 3597 3484  
info@elizabeth-wightwick.co.uk

