

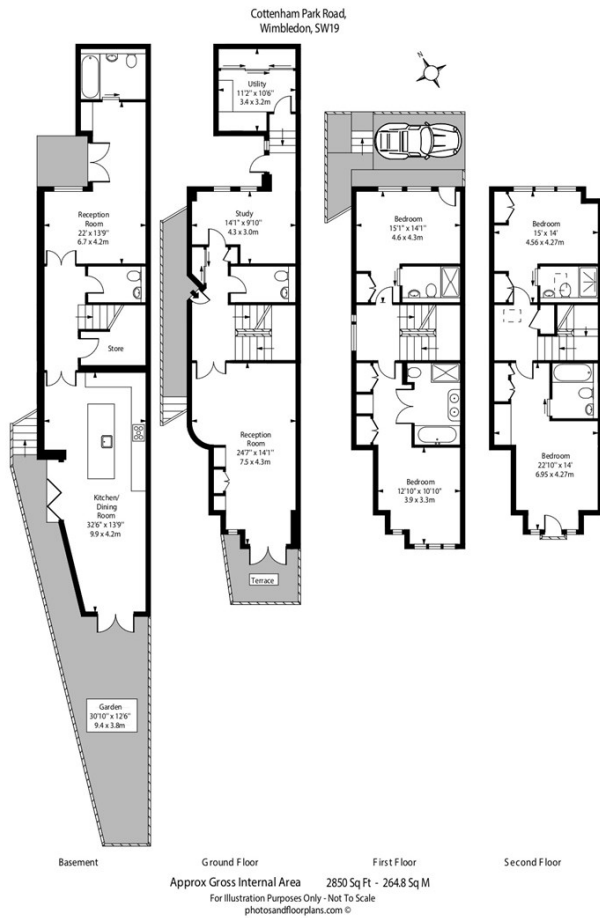


## 41B COTTENHAM PARK ROAD SW20 0SB

£9,000 PCM

A fantastic opportunity to rent this newly build, semi detached house in West Wimbledon. Arranged over 4 floors, the property comprises of a contemporary, open plan kitchen dining room on the lower ground floor with doors that lead to the south facing garden. A further reception room is situated on the ground floor with a built in drinks area and a terrace with views of the garden. The property consists of a principle bedroom with dressing area and ensuite bathroom. A further 4 double bedrooms, all with ensuite's and built in wardrobes and an office situated on the ground floor. The property is ideally located for access to Wimbledon Village with its shops and restaurants and local transport links, as well as a good distance from the local, sought after schools, like Kings School.





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

