



## 33 LANCASTER ROAD

LONDON, SW19 5DF

£17,450 PCM

Nestled in the very heart of Wimbledon Village, this superb semi-detached house on Lancaster Road offers an exceptional living experience. Spanning an impressive 5,277 square feet, this spacious residence boasts six well-appointed bedrooms and four modern bathrooms, making it an ideal family home.

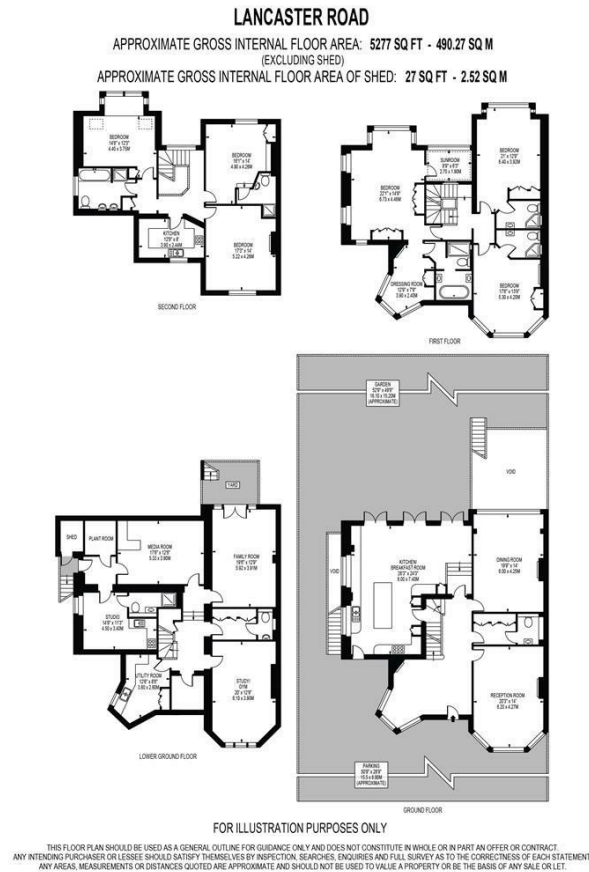
The property features a fantastic garden and patio area, perfect for outdoor entertaining or simply enjoying the tranquility of your surroundings. The off-street parking provides convenience for residents and guests alike, ensuring that you can easily accommodate your vehicles.

Wimbledon Village is renowned for its vibrant community and excellent amenities, including a selection of fantastic primary and secondary schools, making it a desirable location for families. With its charming atmosphere and proximity to local shops, cafes, and parks, this home offers a perfect blend of comfort and convenience.



**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>	76	79
(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

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