



## Tennyson Road Wimbledon, SW19 8SH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	84
	EU Directive 2002/91/EC	

**£3,250 Per Month:**

STUNNING REFURBISHED THREE BEDROOM, TWO BATHROOM FAMILY HOME WITH A SOUTH FACING GARDEN

A BEAUTIFULLY PRESENTED three bedroom, two bathroom Victorian family home with a SOUTH FACING GARDEN located in the sought after Poets area of Wimbledon close to Mainline, Northern and Thameslink stations. On the ground floor is a good sized front reception with wood flooring, and a FANTASTIC OPEN PLAN KITCHEN/FAMILY ROOM with bi-folding doors that open onto the sunny low maintenance garden. Upstairs are two bedrooms and a family bathroom, with the master ensuite bedroom on the second floor.

EPC band D. Council Tax Band E

\*\* DOGS CONSIDERED



### SPECIFICATION:

- Three Bedroom Victorian Family Home
- South Facing Garden
- Open-Planned Kitchen/Dining/Living Area
- Beautifully Presented
- Dogs Considered
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Depsoit = One Weeks Rent
- Council Tax Band E
- EPC D

