

## Clarence Road Wimbledon, SW19 8QF

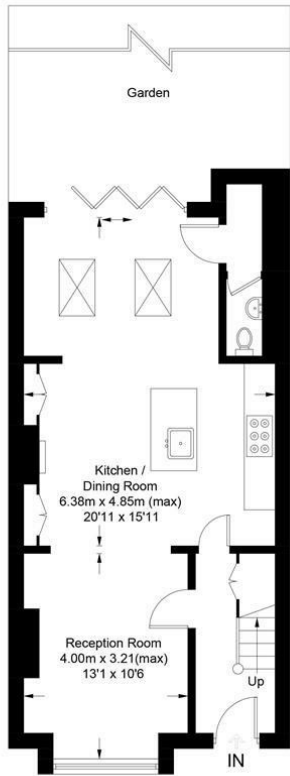
**£3,350 PCM**



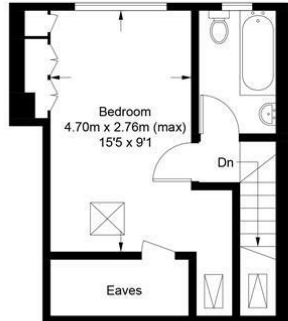
FOUR BEDROOM, TWO BATHROOM period mid terrace house still retaining all its original features. The property is located in the sought after SOUTH PARK GARDENS AREA OF WIMBLEDON, a short walk to Wimbledon station and town centre and in the catchment area for Holy Trinity Primary School (outstanding Ofstead report). Having been RECENTLY RENOVATED to the highest standard, the property boasts a modern open plan kitchen/reception room with wood effect tiling and underfloor heating, ground floor WC, two double bedrooms with FITTED WARDROBES, one single making an ideal study or nursery and shower room to the first floor, and master bedroom with ensuite bathroom to the second floor. Private rear garden. EPC band C. Council tax band E.

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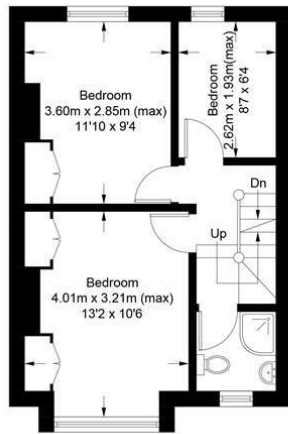
Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft



Ground Floor



Second Floor



First Floor

This floor plan is for representation purposes only and is not drawn to scale.  
 The Gross Internal Area includes outbuildings shown on the plan.  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Stunning kitchen
- Ground floor WC
- Four bedrooms
- Two bathrooms
- Fitted wardrobes
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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