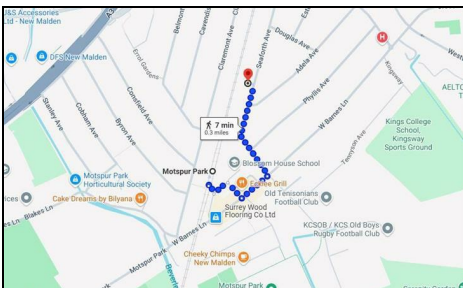


## Seaforth Avenue Motspur Park, KT3 6JN

£3,000 Per Month



**VACANT NOW!** Spacious **THREE DOUBLE BEDROOM**, **TWO BATHROOM** end of terrace house, located just a few minutes walk to Motspur Park train station. The property features a good size double reception room with wood laminae flooring, modern kitchen opening to a covered pergola, and well kept garden.

To the first floor are two double bedrooms with wardrobes, and family bathroom. The master bedroom with ensuite bathroom is situated on the second floor. Free street parking.

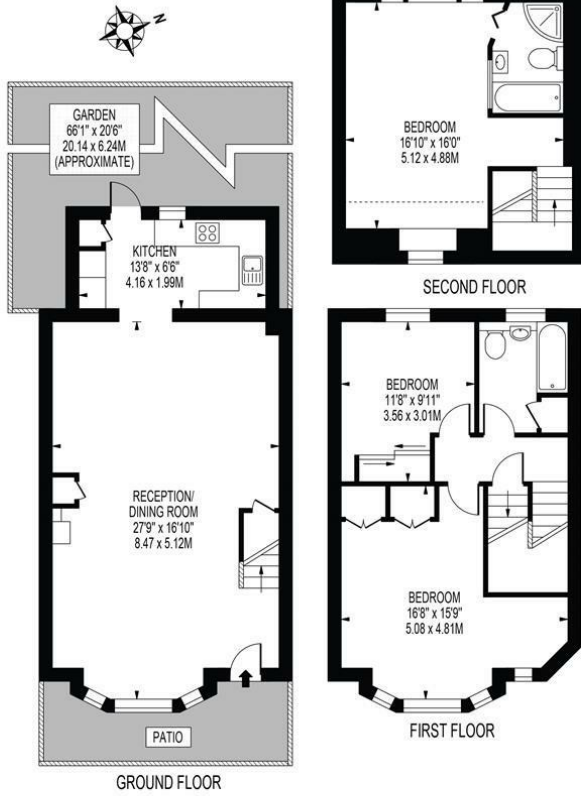
EPC band C. Council tax band D.  
**\*\* SMALL PETS CONSIDERED \*\***



**SEAFORTH AVENUE  
MOTSPUR PARK**

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1281 SQ FT - 119.01 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 28 SQ FT - 2.57 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Three good size double bedrooms
- Two bathrooms
- Modern kitchen
- Close to Motspur Park train station & amenities
- SMALL PETS CONSIDERED
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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.

**Celebrating 30 years  
of successful Sales and  
Lettings in Merton**

