

Faraday Road Wimbledon, SW19 8PA

£3,800 PCM



BEAUTIFUL FOUR BEDROOM, TWO BATHROOM mid terrace Edwardian house with low maintenance SOUTH FACING GARDEN with HEATED OFFICE ROOM. Situated in the popular South Park Gardens area, the property is close to Holy Trinity School, and a short walk to both Wimbledon train station/town centre, and South Wimbledon tube.

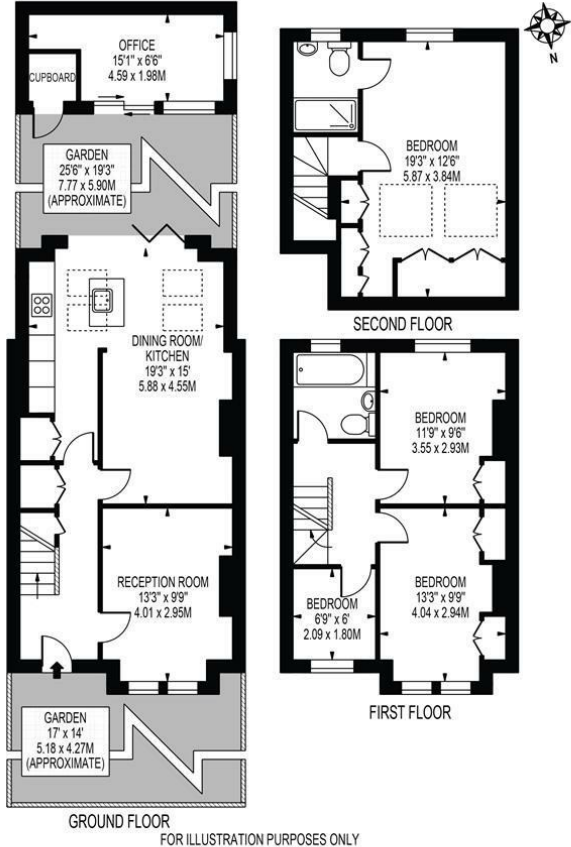
The house features a fantastic modern open plan kitchen/reception room with bifolding doors to the garden, and ground floor WC. Over the first and second floors are three double bedrooms, master with ensuite shower room, family bathroom and fourth single room/study.

EPC band C. Council tax band F.

FARADAY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1175 SQ FT - 109.20 SQ M
(EXCLUDING OFFICE & CUPBOARD)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE & CUPBOARD: 98 SQ FT - 9.09 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	73	
(69-80) C		
(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		

- Four bedrooms
- Two bathrooms plus ground floor WC
- South facing garden
- Heated garden office
- Fantastic open plan kitchen/reception room
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band F