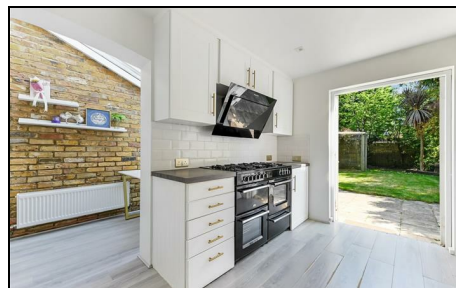
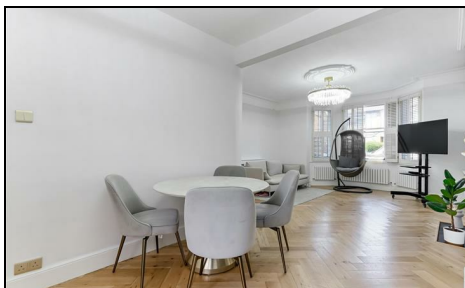


## Clarence Road Wimbledon, SW19 8QE

**£3,200 PCM**

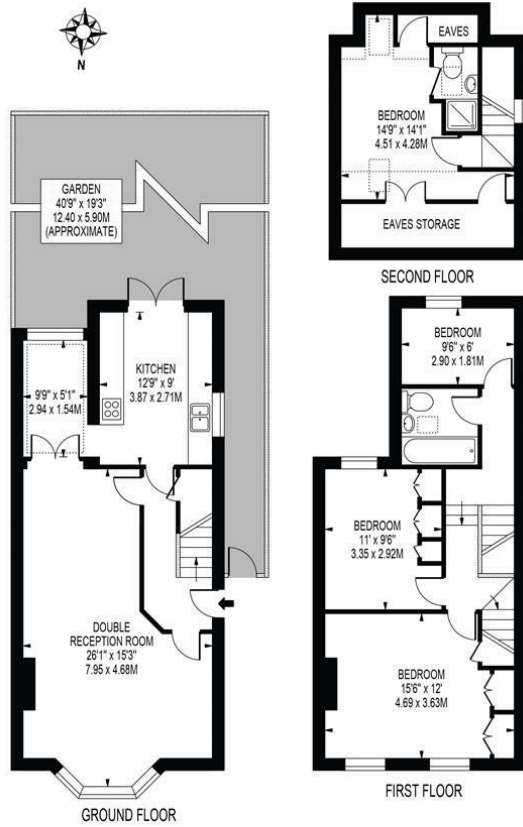


Beautiful FOUR BEDROOM, TWO BATHROOM semi detached house with SOUTH FACING GARDEN. Located in the popular South Park Gardens area, just a few minutes walk from Holy Trinity Primary School, 0.6 miles from Wimbledon station/town centre and 0.7 miles to South Wimbledon tube (Northern line). The property is a delightful mix of charming period features with modern fittings and neutral decor. EPC band D. Council tax band E.

## CLARENCE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1302 SQ FT - 120.95 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 111 SQ FT - 10.30 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.

- Four bedrooms
- Two bathrooms
- South facing garden
- Fitted wardrobes
- Plantation shutters
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC