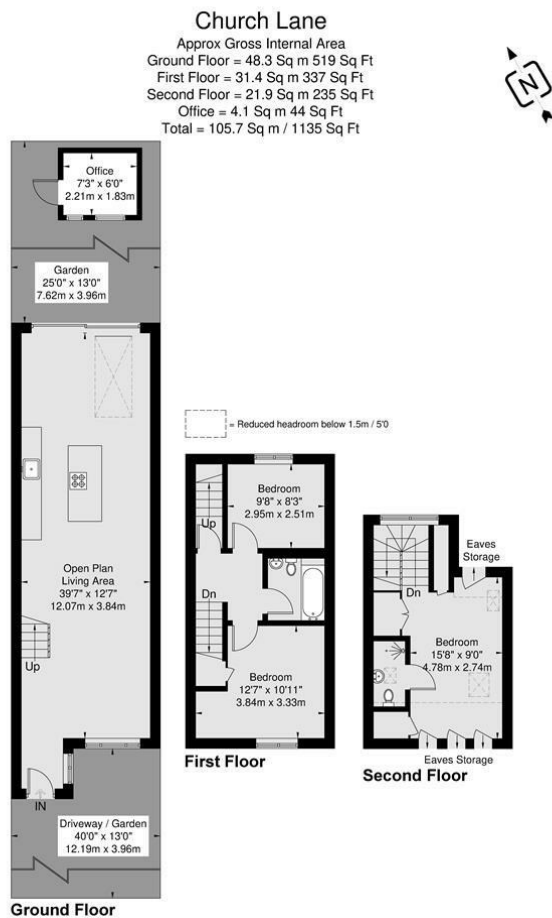


Church Lane Wimbledon, SW19 3HQ

£3,250 PCM



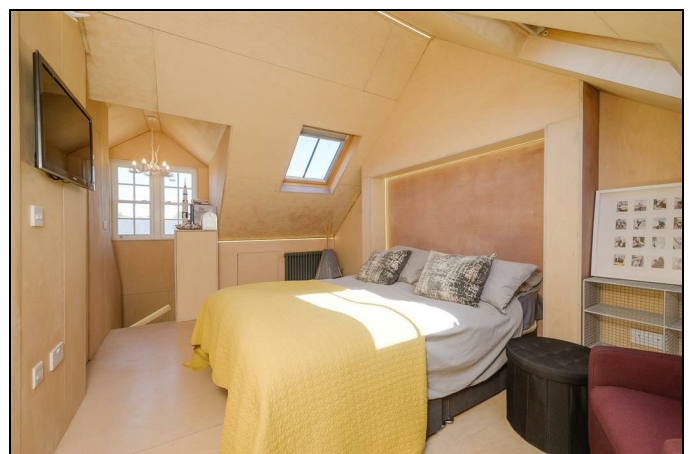
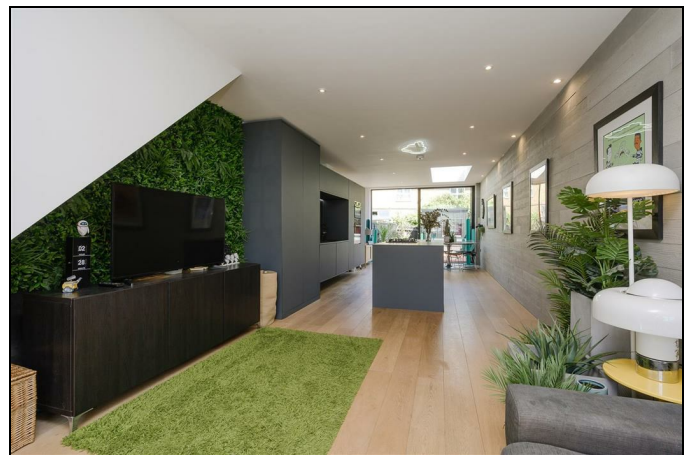
CONTEMPORARY extended THREE BEDROOM, TWO BATHROOM cottage with OFF STREET PARKING. Nestled within a charming cul-de-sac, just a minutes walk to MERTON PARK PRIMARY SCHOOL and walking distance to Wimbledon town centre and station. Spanning an impressive 1,044 square feet, the property boasts a sleek and contemporary interior design, making it an ideal home for families and professionals alike. The property features three well-appointed bedrooms, modern bathroom/shower rooms and a fantastic garden room, which serves as a versatile office space.
EPC band C. Council tax band E.



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 Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

- Three Bedroom Period Cottage
- Close to Merton Park Primary School
- Off Street Parking
- Two Bathrooms
- Garden Room Ideal For An Office
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- Council Tax Band E
- EPC Rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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.

Celebrating 30 years of successful Sales and Lettings in Merton

