

**SW19**

*it's all in the postcode...*



## Laburnum Road

South Wimbledon

**Monthly Rental Of £3,750**

- Four bedrooms
- Open plan downstairs
- Available April
- End of terrace
- West facing garden



020 8544 2828

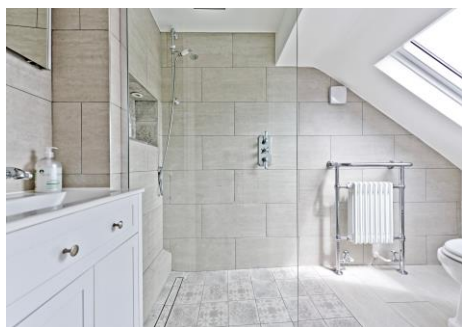
Wimbledon: Wimbledon Park: Colliers Wood

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A stunning four bedroom, two bathroom end of terrace house that has been tastefully modernised by the current owners and offers a large open plan kitchen at the rear which opens onto the rear garden. Laburnum Road is a quiet cul-de-sac in South Wimbledon and offers excellent transport links, with the Northern line, close by and Wimbledon main line station only a short walk. Available from End of April.

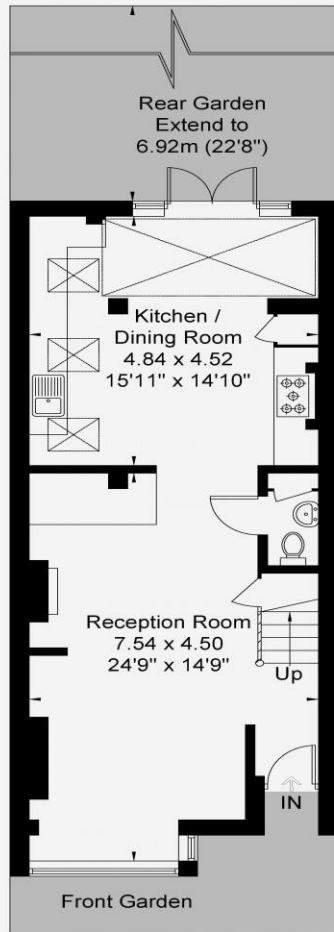


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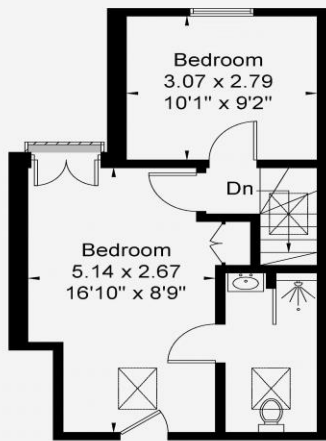
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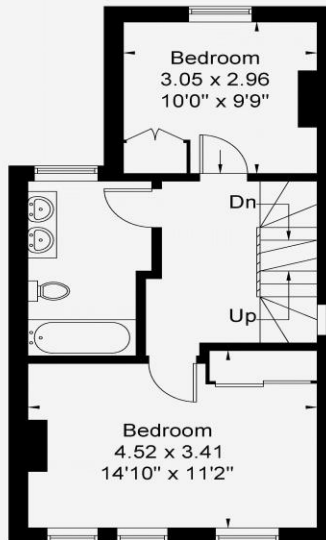
Approximate Gross Internal Area = 127.0 sq m / 1367 sq ft



**Ground Floor**  
54.4 sq m / 585 sq ft



**Second Floor**  
32.3 sq m / 347 sq ft



**First Floor**  
40.3 sq m / 433 sq ft

[www.epc.uk.com](http://www.epc.uk.com) [info@epc.uk.com](mailto:info@epc.uk.com)

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents Ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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