



CORTAYNE ROAD LONDON SW6
£5,500 PER MONTH AVAILABLE 12/04/2024


Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Cortayne Road London SW6

£5,500 Per Month
Furnished

 **4 Bedrooms**
 **3 Bathrooms**
 **1 Reception**

Features

- A delightful four-bedroom house, - Prime Parsons Green location, - Double reception, - Modern open plan eat in kitchen, - Private paved garden, - Fitted wardrobe, - Three bathrooms

Council Tax

Council Tax Band G

Hamptons

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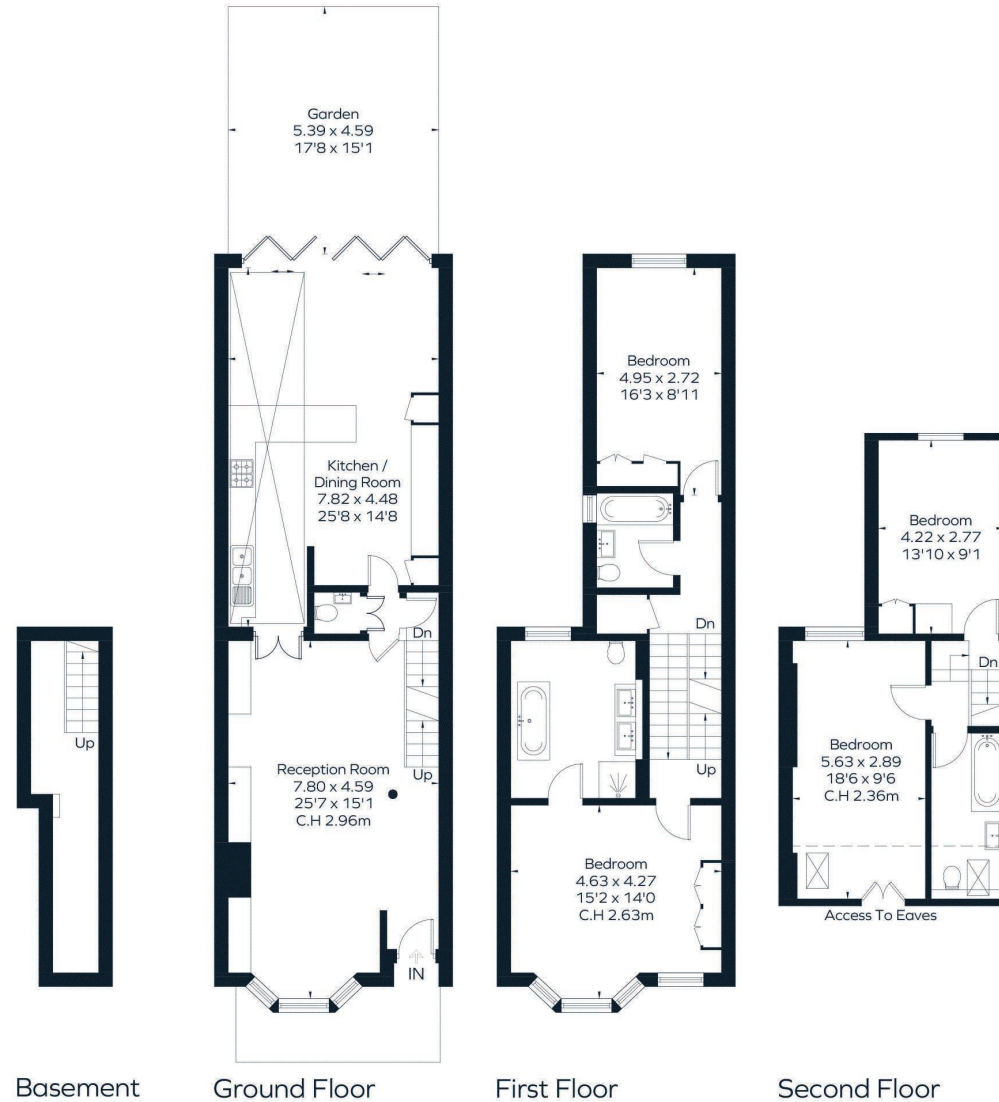
{ A DELIGHTFUL FOUR-BEDROOM HOUSE IN PARSONS GREEN.

The Property

A delightful four-bedroom, three-bathroom, period Victorian house located on this sought after residential road in central Parsons Green. Arranged over three floors the accommodation briefly comprises a double reception, a modern open plan kitchen/breakfast room with central island and French doors leading onto a private paved garden. On the first floor is a spacious principal suite with fitted wardrobes and a large contemporary styled en suite bathroom, a second double bedroom and family bathroom. On the second floor are two further double bedrooms and a family bathroom. Cortayne Road is ideally situated within proximity to both Parsons Green and Putney Bridge underground stations and offers convenient access to a variety of local shops, bars restaurants and coffee shops on the New Kings Road.



Approximate Floor Area = 165.3 sq m / 1779 sq ft
 Basement = 8.8 sq m / 95 sq ft
 Total = 174.1 sq m / 1874 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66485

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	71	81
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
<small>Not energy efficient - higher running costs</small> England & Wales		<small>EU Directive 2002/91/EC</small>	

