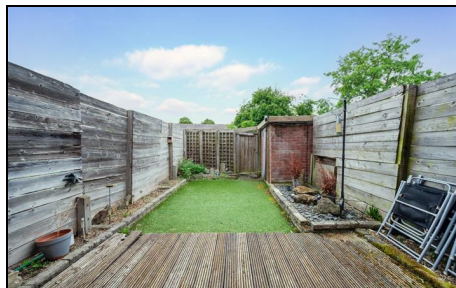


## Lacock Close Wimbledon, SW19 1BG

£3,000 Per Month

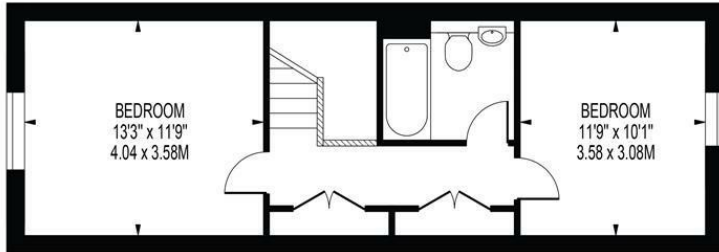


**\*\*AVAILABLE NOW\*\*** A beautifully presented three double bedroom house, located just a short walk away from both Colliers Wood Northern Line Underground Station and Haydons Road Overground Station. The property comprises of a large reception room, a fitted kitchen/diner with patio doors leading onto the private rear garden. The property has a modern family bathroom as well as separate en-suite to the master bedroom and WC on the ground floor. With off street parking, this house would be ideal for a family or professional sharers looking to move to the SW19 area. Offered Furnished. Call now to arrange your viewing!

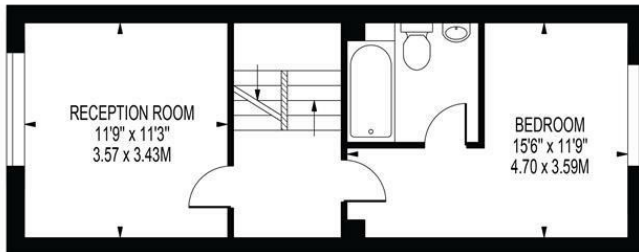


## LACOCK CLOSE

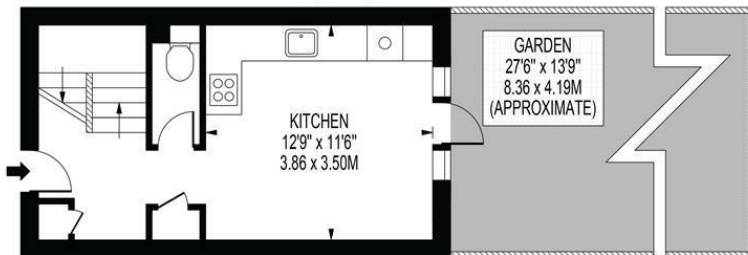
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1063 SQ FT - 98.71 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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.

- Three Double Bedrooms
- Two Bathrooms
- Downstairs W/C
- Off Street Parking
- Furnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : C
- Merton Council Tax Band : D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	
EU Directive 2002/91/EC		

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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**

