



## HOLLAND AVENUE

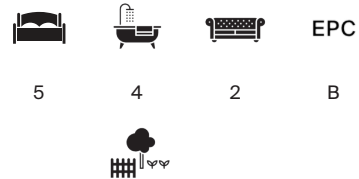
London, SW20





# HOLLAND AVENUE, LONDON SW20

A beautifully designed semi-detached home offering exceptional living space across three floors.



Local Authority: London Borough of Merton

Council Tax band: G

Furniture: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £8,307

**Guide Price: £6,000 Per Calendar Month**





As you step into the spacious hallway, you're welcomed by a bright reception room featuring a charming bay window. The hallway leads to a large open-plan kitchen and reception area, complete with a central island, skylight, and bi-folding doors that connect the indoors to the garden, flooding the space with natural light.

The beautifully maintained South West-facing garden is lined with magnolia trees, creating a tranquil and private outdoor space and ideal for entertaining.

Located in the sought-after West Wimbledon area, this home benefits from excellent transport links, local amenities, and a welcoming community.







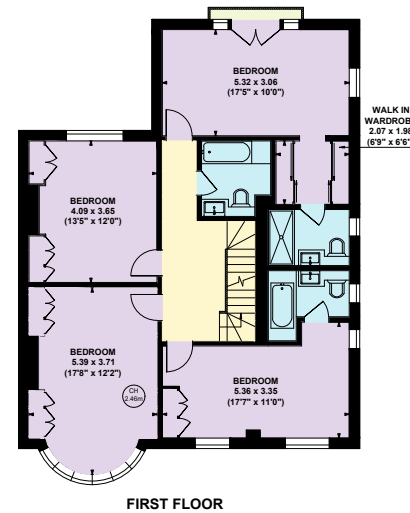
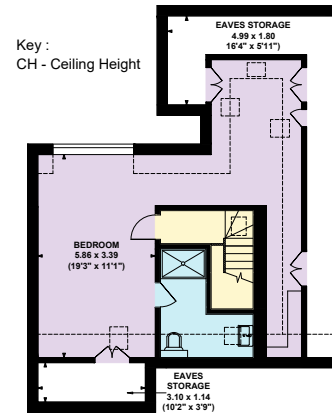
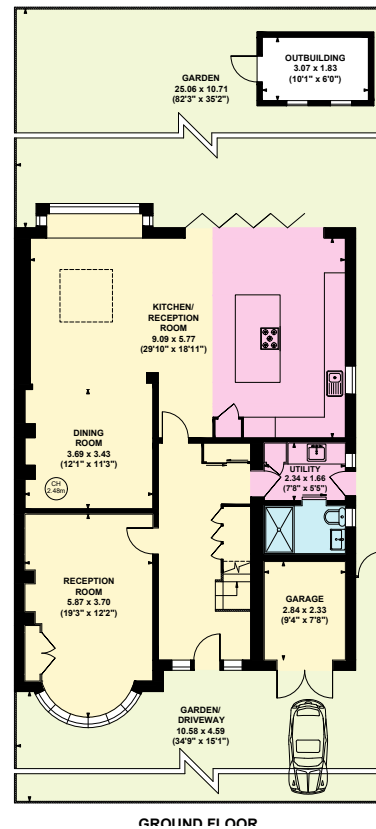






## Holland Avenue, SW20

Approximate Gross Internal Area :	295.97 Sq. metres
(Including Garage, Outbuilding & Eaves Storage)	3186 Sq. feet
Garage :	6.64 Sq. metres
	71 Sq. feet
Outbuilding:	5.61 Sq. metres
	60 Sq. feet
Eaves Storage :	19.18 Sq. metres
	206 Sq. feet



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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Your partners in property

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