

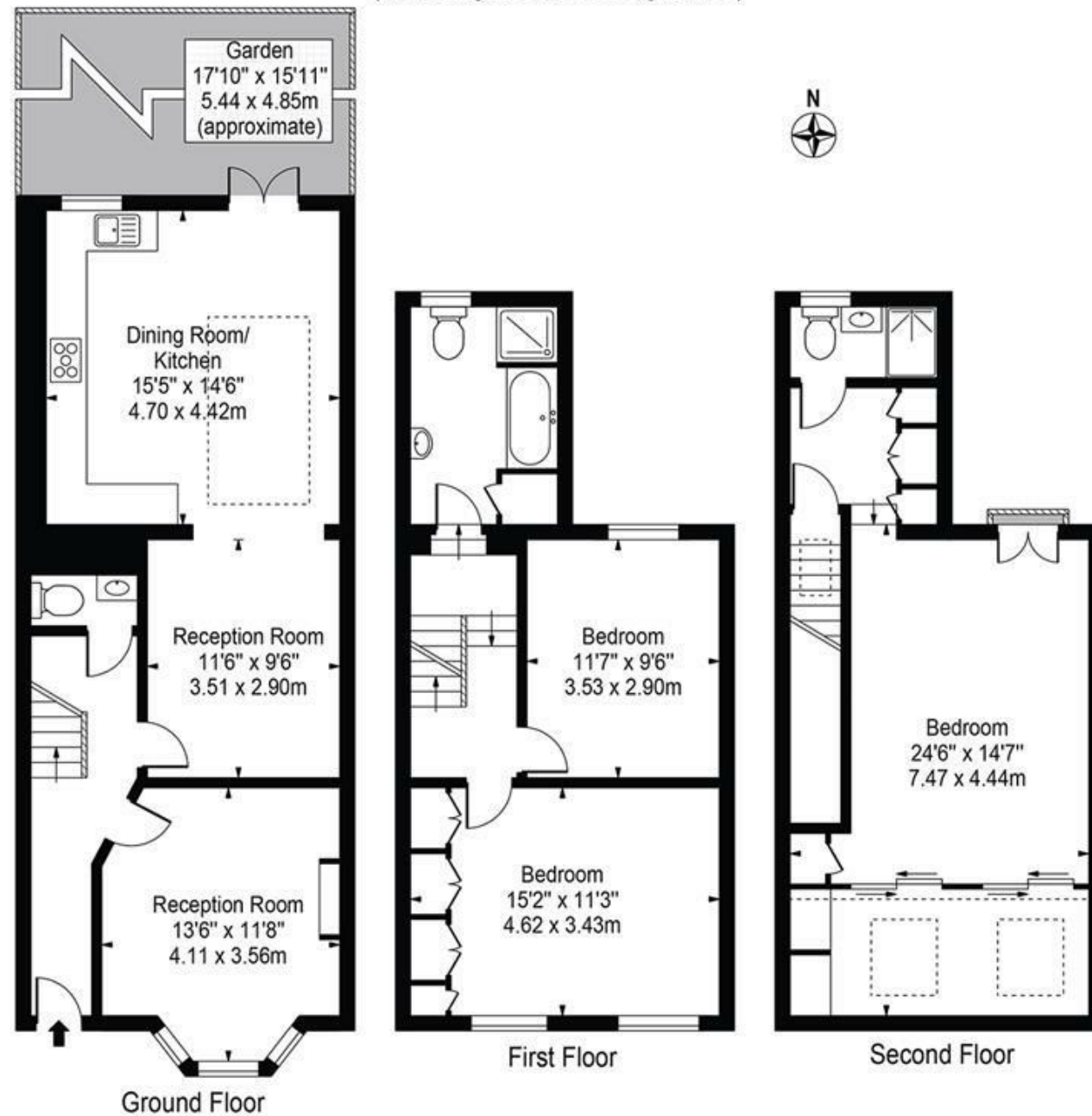
Russell Road

Approx. Total Internal Area 1477 Sq Ft - 137.22 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 1392 Sq Ft - 129.32 Sq M

(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

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.



Russell Road, Wimbledon

£4,000 Per Month

- Extended Family Home
- Two Reception Rooms
- Three Double Bedrooms
- Secluded Rear Garden
- Modern Spacious Accommodation
- Open Plan Kitchen / Dining Room
- Stunning Bathroom & Shower Room
- Town Centre Location

Russell Road, Wimbledon

Petty Son & Prestwich are delighted to offer to market this beautifully appointed three double bedroom Victorian terraced house, located in a highly sought after area of Wimbledon.



Council Tax Band: F



This delightful property has been carefully and tastefully improved and modernised throughout, resulting in well-proportioned accommodation over three floors, including a stunning, modern open plan kitchen / dining room to the rear of the property, bathed in natural light with direct access to secluded, low maintenance rear garden.

The property is ideally located within the heart of Wimbledon, convenient for all amenities, including easy access to Wimbledon station, the town centre and good local schools, including both St. Mary's and Pelham Road Primary Schools.

Two formal reception rooms allow for flexibility for those requiring separate areas for home working, additional play/recreational space for children, or simply greater options for entertaining. The first-floor accommodation comprises two double bedrooms and a superb modern bathroom with shower cubicle with a second floor offering a further large double bedroom with a luxury walk-in wardrobe. There is also the addition of a stunning shower room. The landscaped rear garden has been simply laid to patio with lawn leading to a handy storage shed.

AVAILABLE END OF JULY / UNFURNISHED

HOLDING DEPOSIT 1 WEEK - £923.07

TOTAL DEPOSIT 5 WEEKS - £4615.38

ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: F

NEW ASSURED SHORTHOLD TENANCIES (ASTs)
SIGNED ON OR AFTER 1 JUNE 2019*

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is

under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.