



WYCLIFFE ROAD LONDON SW11
£4,500 PER MONTH AVAILABLE 04/05/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Wycliffe Road London SW 11

£4,500 Per Month
Unfurnished

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

Features

4 bedrooms, Private Garden, Two off-street parking spaces, High Spec, Unfurnished, Family home

Council Tax

Council Tax Band G

Hamptons

98-100 Northcote Road
Battersea, London, SW11 6QW
020 7924 2998
Battersealettings@hamptons.co.uk
www.hamptons.co.uk

The Property

This modern looking property comprises of a wide entrance hallway that leads through to a 37ft open-plan kitchen/dining/reception room with exposed floorboards and full width bi-folding doors out to the landscaped garden. There is an attractive modern kitchen with oak worktops, integrated appliances and central island/breakfast bar. On the first floor, there are two double bedrooms with en suite shower room and smartly laid out built-in wardrobes. On the second floor, there are two further spacious bedrooms with built-in wardrobes and a separate family bathroom. Further benefits of the property include off-street parking for two vehicles, a bike shed, and ample storage throughout. Council Tax band - G Wandsworth



WYCLIFFE ROAD

Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves)

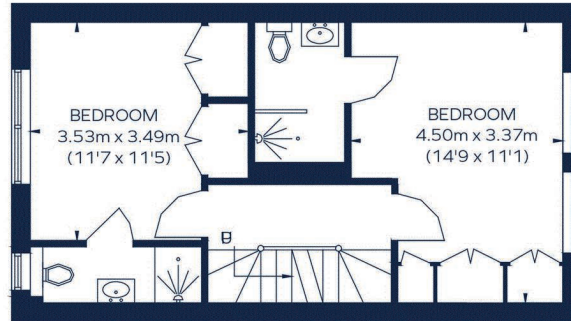
Ground Floor = 567 sq. ft. (52.7 sq. m.)

First Floor = 414 sq. ft. (38.5 sq. m.)

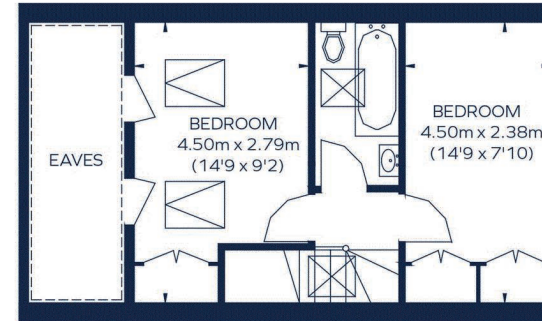
Second Floor = 332 sq. ft. (30.8 sq. m.)

Reduced Headroom / Eaves = 85 sq. ft. (7.9 sq. m.)

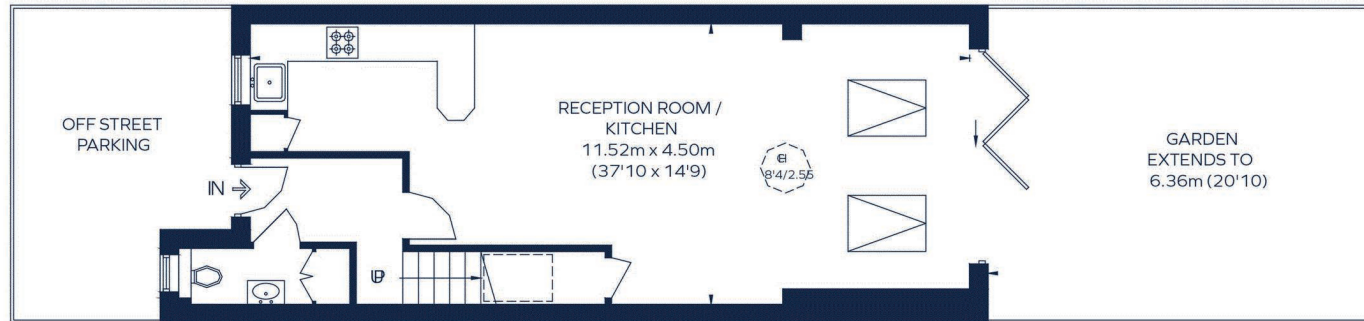
Total = 1398 sq. ft. (129.9 sq. m.)






FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

-  = CEILING HEIGHT
-  = SKYLIGHT / ROOF WINDOW
-  = REDUCED

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. ID 545345

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
100-92	A		
91-82	B		
81-65	C		
64-55	D		
54-45	E		
44-35	F		
34-20	G		
		74	84

England & Wales EU Directive 2002/91/EC

