



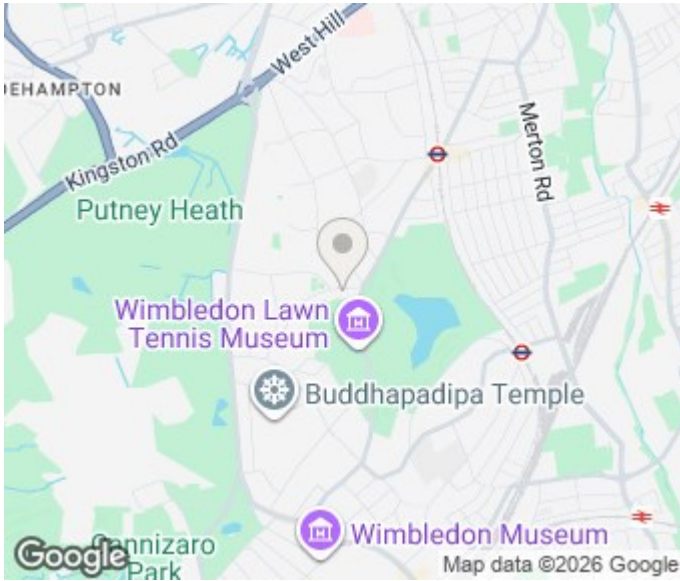
## 68 BATHGATE ROAD

WIMBLEDON VILLAGE, SW19 5PH

**£22,000 PCM**

A beautifully presented, newly refurbished family home near Wimbledon Tennis and Wimbledon Park Road. The property boasts 6 bedrooms, three en-suites and a family bathroom. It benefits from an indoor swimming pool, steam room and an eight seater cinema room. A separate reception room and the open plan kitchen / reception is ideal for entertaining, which leads to patio and a very well kept, landscaped garden. Offers secure off street parking (for up to 5 cars). The property is available immediately on an unfurnished basis.





| 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                             | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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