



Hollies Close

London, SW16

£8,000 per month
(£1,846.15 per week)

This stunning 3,000+ sqft modernised house has been renovated and extended in 2019 to a high standard and is part of the award-winning Hollies Close gated development. Boasting entry via a set of remote-operated electric gates and security cameras to

CHESTERTONS



Hollies Close

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- Close to Dulwich College
- Water softening system
- Underfloor heating throughout ground floor
- Private road
- Large garden
- Cinema room
- Sauna
- Jacuzzi in Principle bedroom suite



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The ground floor features a spacious open plan kitchen living area perfect for families and is fully integrated with high end kitchen appliances and a boiling water tap. There is also a sophisticated home office, a utility room, and a home cinema with Bose surround sound.

Minimum Term:
Deposit Required: £11,076.92 (6 weeks)
Local Authority: London Borough Of Croydon
Council Tax Band: G
EPC Rating: To be confirmed
Furnished, Part Furnished, Unfurnished

Chestertons Wandsworth Lettings

11 Huguenot Place
London
SW18 2EN
wandsworth@chestertons.co.uk
02081047540
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory check (approx. £100 – £250 inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees

HOLLIES CLOSE

Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 1314 sq. ft. (122.1 sq. m.)

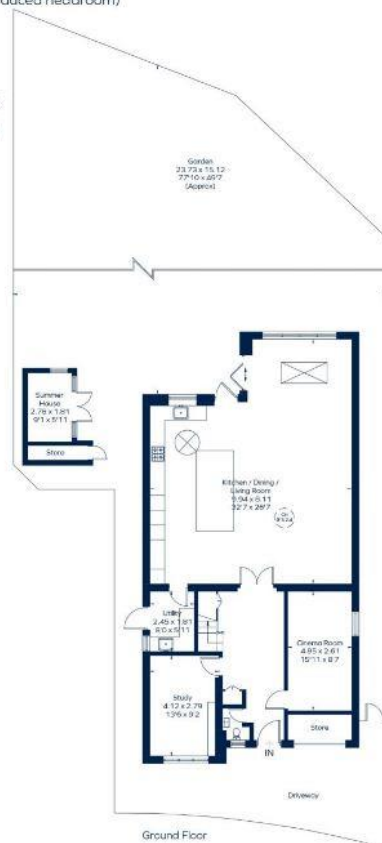
First floor = 911 sq. ft. (84.6 sq. m.)

Second floor = 522 sq. ft. (48.5 sq. m.)

Summer House / Store = 73 sq. ft. (6.8 sq. m.)

Reduced headroom = 197 sq. ft. (18.3 sq. m.)

Total = 3017 sq. ft. (280.3 sq. m.)



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.
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