

Phyllis Avenue Motspur Park, KT3 6LA

£2,500 PCM



Beautiful three bedroom end of terrace house located just 0.2 miles from Motspur Park train station and local shops.

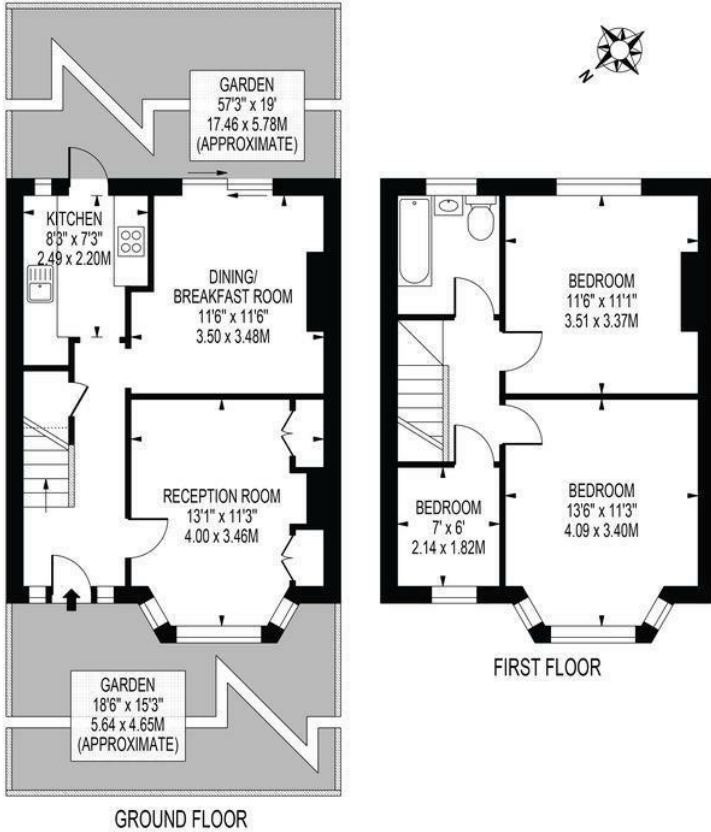
The property consists of two reception rooms, separate kitchen, two double bedrooms, one single ideal for a nursery or office, and modern first floor bathroom. Good size rear garden with shed and side access.

Free street parking.

EPC band E. Council tax band D.

PHYLLIS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 819 SQ FT - 76.08 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.



- Three bedroom end of terrace house
- Good size rear garden with shed
- Pets considered
- Modern kitchen and bathroom
- 0.2 miles to Motspur Park train station
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band E
- Council tax band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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