



## 5 SUNNYSIDE LONDON, SW19 4SL

£23,500 PCM

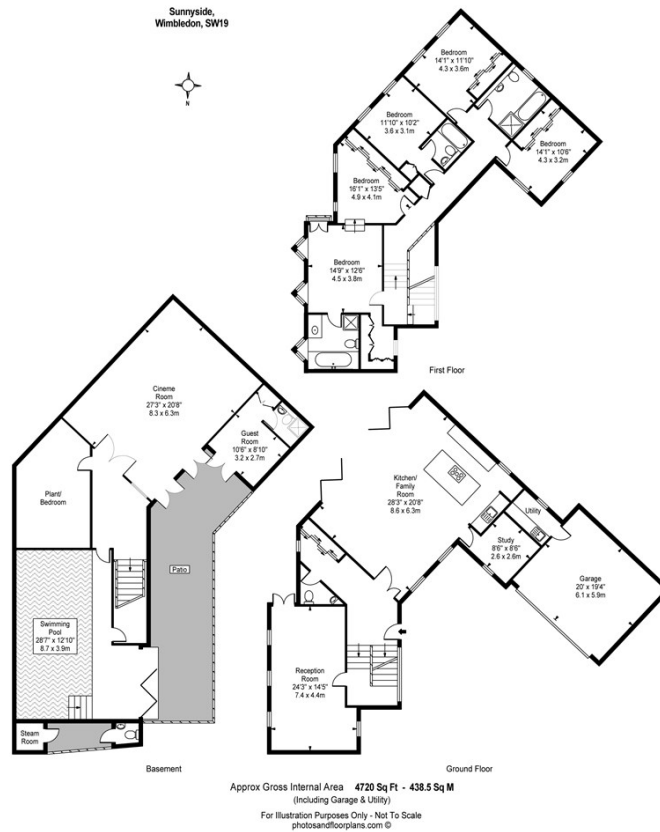
This superb gated, FIVE bedroom house is located in the very heart of Wimbledon Village and boasts contemporary and sophisticated design features.

The property has been renovated throughout to the highest standard and consists of; an open plan kitchen/dining/breakfast room, formal reception room, cloakroom, study, five bedrooms, four bathrooms, games/cinema room with projector and a bar, indoor chlorine free swimming pool, sauna, walled garden and a double garage.

Sunnyside is a few minutes walk from Wimbledon Village High Street with its array of shops, boutiques, restaurants, wine bars and pavement cafes.

A number of excellent schools are within walking distance of the property including King College School.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	<b>83</b>	<b>84</b>

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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