

Gladstone Road Wimbledon, SW19 1QW

£4,500 PCM



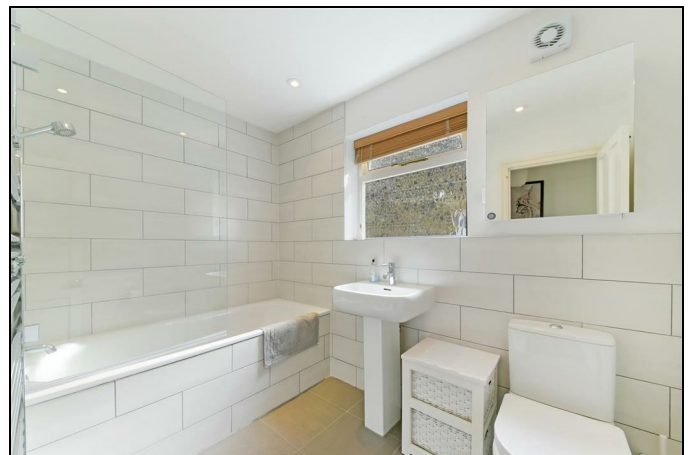
BEAUTIFULLY PRESENTED AND SPACIOUS FOUR/FIVE BEDROOM, TWO BATHROOM terrace house with period features, located within 10 minutes walk of both Wimbledon mainline station and South Wimbledon, and close to both St Marys and Pelham Primary Schools. The property consists of an elegant double reception room with feature fireplace, separate dining room and good size kitchen leading to a pretty rear garden. To the first floor are two double bedrooms, one single and a family bathroom. To the second floor is an IMPRESSIVE MASTER BEDROOM with ENSUITE SHOWER ROOM, and additional study room/single bedroom. EPC band D. Council tax band F.

GLADSTONE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1707 SQ FT - 158.58 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 52 SQ FT - 4.86 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Four bedrooms plus study
- Pretty rear garden with shed
- Period features
- Close to Central Wimbledon
- Two bathrooms
- First months rent in advance
- Five weeks security deposit
- No agency fees
- Council tax band F

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.



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

Celebrating 30 years of successful Sales and Lettings in Merton

