



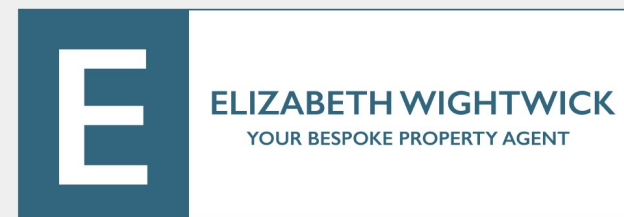
## 42 CHURCH ROAD LONDON, SW19 5AN

£6,250 PER MONTH

Nestled on the desirable Church Road in London, this charming semi-detached house offers a perfect blend of comfort and style. Spanning an impressive 1,482 square feet, the property boasts four spacious bedrooms, each thoughtfully designed to provide ample storage, making it ideal for families or those seeking extra space.

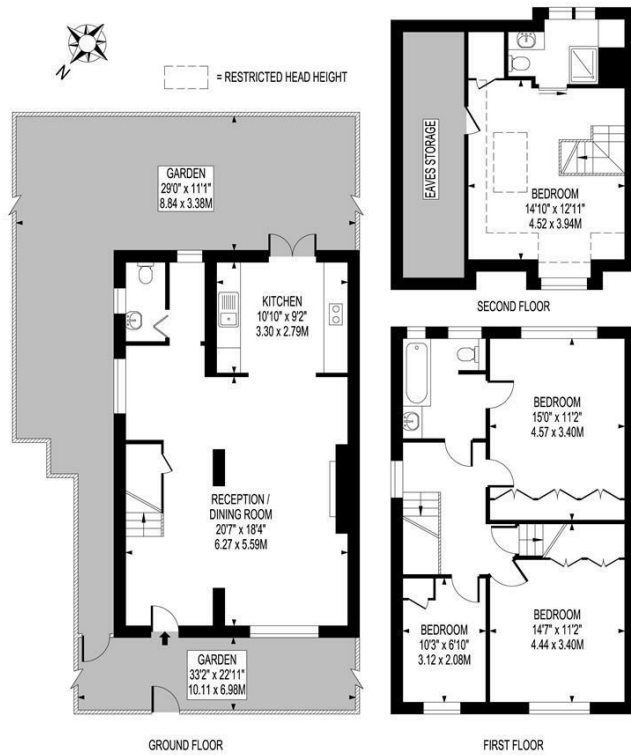
As you enter, you are greeted by an open and airy reception and dining room, which creates a welcoming atmosphere for both relaxation and entertaining. The layout is perfect for modern living, allowing for seamless flow between the living areas.

Situated in a prime location, this home benefits from excellent transport links and local amenities, making it an ideal choice for those who appreciate the vibrancy of city life while enjoying the tranquility of a residential neighbourhood.



### CHURCH ROAD

Approx. Total Internal Area 1482 Sq Ft - 137.68 Sq M  
 (Including Eaves Storage & Restricted Height Area)  
 Approx. Gross Internal Area 1326 Sq Ft - 123.19 Sq M  
 (Excluding Eaves Storage & Restricted Height Area)



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 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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