



33 LANCASTER ROAD LONDON, SW19 5DF

£16,500 PCM

Nestled in the very heart of Wimbledon Village, this superb semi-detached house on Lancaster Road offers an exceptional living experience. Spanning an impressive 5,277 square feet, this spacious residence boasts six well-appointed bedrooms and four modern bathrooms, making it an ideal family home.

The property features a fantastic garden and patio area, perfect for outdoor entertaining or simply enjoying the tranquility of your surroundings. The off-street parking provides convenience for residents and guests alike, ensuring that you can easily accommodate your vehicles.

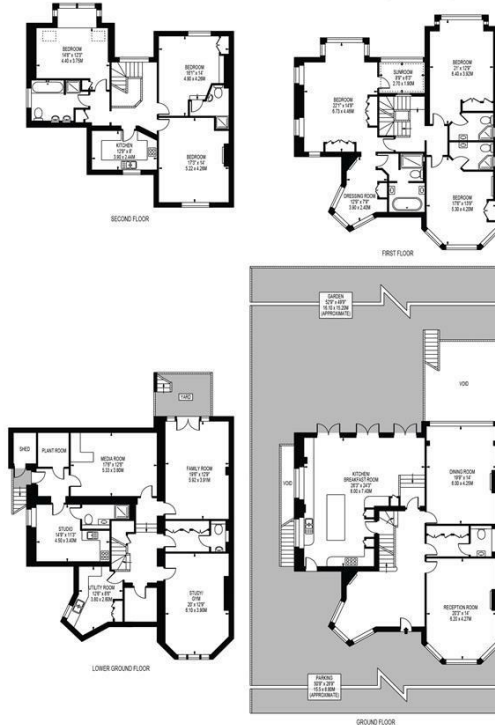
Wimbledon Village is renowned for its vibrant community and excellent amenities, including a selection of fantastic primary and secondary schools, making it a desirable location for families. With its charming atmosphere and proximity to local shops, cafes, and parks, this home offers a perfect blend of comfort and convenience.



LANCASTER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 5277 SQ FT - 490.27 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 27 SQ FT - 2.52 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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