



## 6 SANDRINGHAM AVENUE LONDON, SW20 8JY

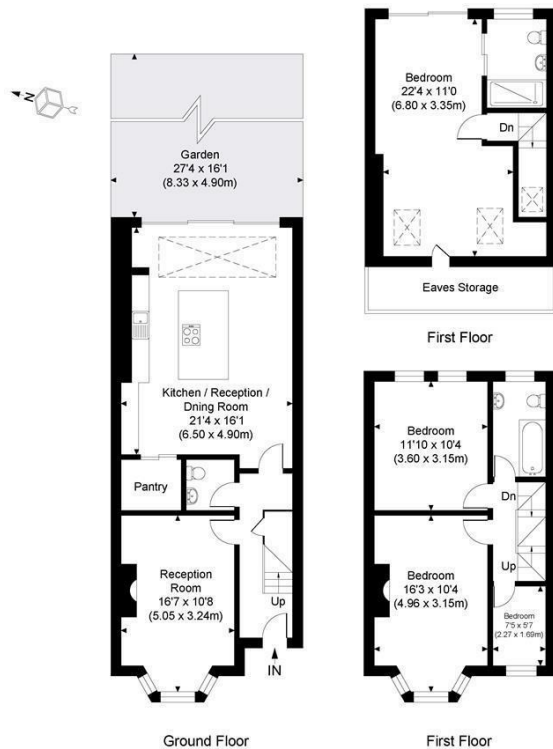
£4,250 PCM

Finished to a very HIGH STANDARD throughout, this STUNNING four-bedroom house offers plenty of living space. This contemporary property is unfurnished, and boasts a FULLY FITTED MODERN open plan kitchen/living space with sliding doors leading into a PRIVATE GARDEN, another smaller reception room, bedrooms, two BEAUTIFULLY FINISHED bathrooms and an additional WC.

Ideally located on a quiet residential road, the property is a short walk away from the restaurants, cafes and shops of both Raynes Park and Wimbledon. The property is close to OUTSTANDING PRIMARY SCHOOLS. EPC rating C



**ELIZABETH WIGHTWICK**  
YOUR BESPOKE PROPERTY AGENT



**SANDRINGHAM AVENUE**  
 Gross Internal Area 1461 sq. ft / 135.72 sq. m  
 CH = Ceiling Heights  
 For identification purposes only.  
 The Position and size of doors, windows, appliances  
 Bedroom and other features are approximate only.  
 For illustrative purposes only - not to scale



| 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<br>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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