

SW19

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Kirkley Road

Wimbledon

Monthly Rental Of £3,500

- Five Bedrooms
- Open plan lounge
- Unfurnished
- Available now
- Not suitable for sharers



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020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

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Recently renovated, this end-of-terrace property with five bedrooms and two bathrooms is located conveniently near the South Wimbledon Underground, offering easy access to both Wimbledon town centre and the station. The house promises spacious living quarters, optimally designed to foster a modern lifestyle. Upon entering the ground floor, you are greeted with a large through lounge that seamlessly integrates with the dining area, forming a unified and generous living space. The dining area further extends into an open-plan, state-of-the-art kitchen fitted with contemporary amenities to facilitate comfortable living. Bi-fold doors open up to a well-maintained garden, a perfect spot for relaxation and outdoor gatherings. A handy cloakroom completes the ground floor amenities, adding an extra layer of convenience. As you proceed to the first floor, you will find three well-proportioned bedrooms, including two doubles and a single, offering versatile options for setting up your living space. Serving these rooms is a modern bathroom, crafted with contemporary designs to offer a refreshing environment. The top floor houses two additional double bedrooms, providing ample space for a large family or guests. A separate shower room on this floor adds a touch of comfort and luxury, ensuring that the residents have easy access to bathroom facilities from all rooms. Available immediately for occupancy, this unfurnished gem is ready to be transformed into your dream home. The property holds an EPC rating of E and falls under the Merton Council Tax band E, outlining its energy efficiency and tax specifications respectively. Take the opportunity to make this house your home and immerse yourself in the vibrant community of Wimbledon.



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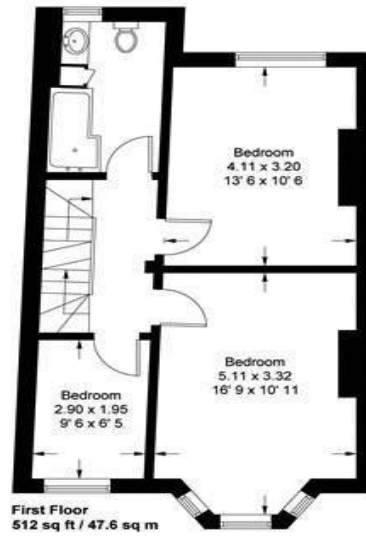
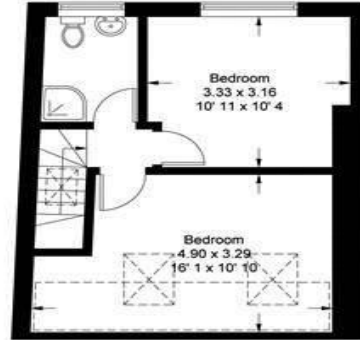
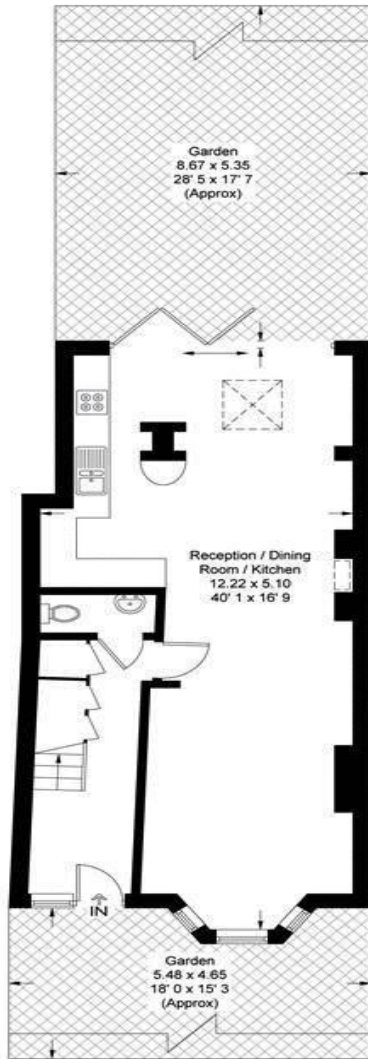
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Approximate Gross Internal Area = 1440 sq ft / 133.8 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 54 sq ft / 5 sq m
 Total = 1494 sq ft / 138.8 sq m

 = Reduced headroom below 1.5m / 5'0"



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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