

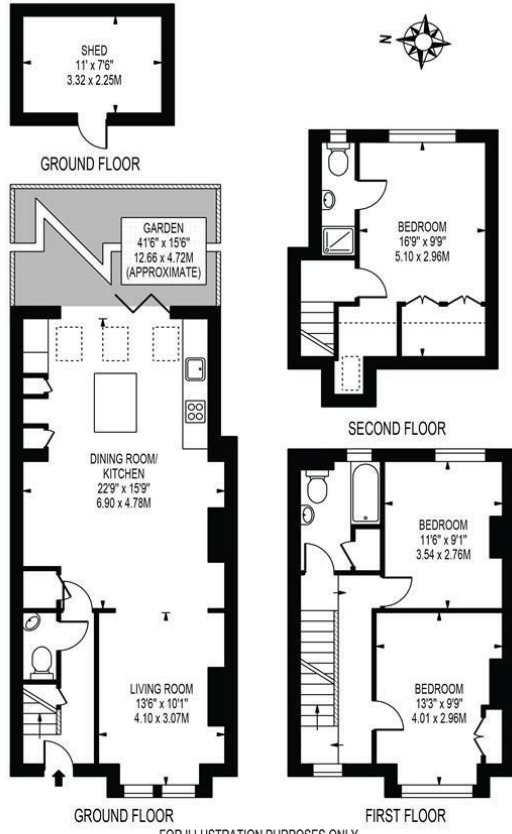
**Edith Road
Wimbledon, SW19 8TW**

£3,500 PCM



Beautiful three double bedroom, two bathroom, extended terrace house with landscaped low maintenance garden with astro turf, and ground floor WC. Located on a popular residential road in South Park Gardens, close to Holy Trinity and Priory Primary Schools, and a short walk to Wimbledon and South Wimbledon stations. The property is open plan to the ground floor with wood flooring, and features three double bedrooms over the first and second floor, master with ensuite shower room, and first floor bathroom. EPC D. Council tax band E.

EDITH ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1157 SQ.FT - 107.49 SQ.M
 (INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING SHED)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 37 SQ.FT - 3.42 SQ.M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 80 SQ.FT - 7.47 SQ.M



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.



- Beautifully presented throughout
- Ground floor WC
- Low maintenance garden with astroturf
- Three double bedrooms, two bathrooms
- Wood flooring
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC D
- Council tax band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

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