A WONDERFUL EXAMPLE OF A FAMILY HOME IN WEST WIMBLEDON.

PENDARVES ROAD
WEST WIMBLEDON, LONDON, SW20 8TS

Unfurnished, £3,350 pcm  + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 11/09/2018
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- 4 Bedrooms • 2 Bathrooms • Lovely double reception • Modern kitchen/breakfast room • Cloakroom • Neutral decor throughout • Modern feel • Landscaped garden • EPC Rating = D • Council Tax = F

Situation
Pendarves Road is one of a collection of attractive Edwardian streets within the Lambton Road conservation area. The property is within 500m of Raynes Park rail station which provides a rail link to central London within 20 minutes with a regular service both during peak and off peak hours. Within 800m are a useful Sainsbury local and Waitrose with a number of coffee shops and restaurants locally. Hollymount Primary School is found on the neighbouring street with good access to the delightful Holland Gardens and Cottenham Park. Wimbledon Village and Common are both around one mile away.

Description
A fantastic four bedroom family house with great reception space and lovely garden located in the heart of West Wimbledon approx 0.3 miles to the mainline station. The property benefits from a great double reception, modern kitchen/-breakfast room, three good sized double bedrooms, fourth smaller double/study, two bath/shower rooms and landscaped garden.

Viewing
Strictly by appointment with Savills.
Pendarves Road, SW20

Approximate Gross Internal Area Total = 131.1 sq m / 1411 sq ft

Ground Floor
Sq ft 627

First Floor
Sq ft 462

Room In Roof
Sq ft 322

Gross internal area: 1411 sq ft, 131.1 m²
Energy Performance
A copy of the full Energy Performance Certificate is available on request.

*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc. VAT), £39 (inc. VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee - charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc. VAT) for a one bedroom flat in the country and maximum of £582 (inc. VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20180727HELW

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