



**A SUPERB 4 BEDROOM PERIOD HOUSE IN THE DESIRABLE "MINISTERS" AREA OF WIMBLEDON.**

PELHAM ROAD  
LONDON, SW19 1PA

**Unfurnished, £3,250 pcm** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available from 01/12/2018**





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**£3,250 pcm Unfurnished**

Beautifully refurbished period house • Superb family kitchen/diner • 4 bedrooms • Wimbledon Station 800m approx. • Quiet residential road • EPC Rating = C • Council Tax = E

### Situation

Pelham Road is a popular residential street in the centre of Wimbledon just off the Broadway. Wimbledon rail station (approx 17 minutes to London Waterloo) and South Wimbledon Northern line underground are within 800 metres, as are the shops, cinema, supermarkets and restaurants of Wimbledon Town. Wimbledon Village with its cafes, restaurants and pretty boutiques is 1 mile approx away as is Wimbledon Common with 1200 acres of open space to golf, horse ride, cycle and walk. Travel times provided by [www.tfl.co.uk](http://www.tfl.co.uk) Distances provided by Google Pedometer

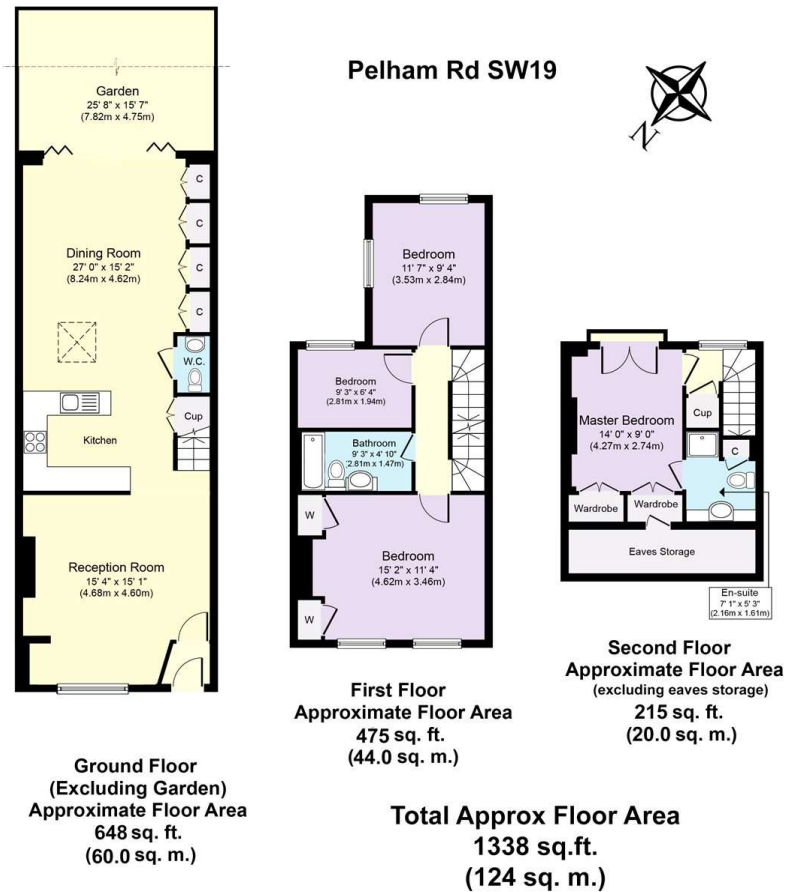
### Description

This attractive Victorian house has been comprehensively refurbished and extended throughout and offers fabulous family accommodation over three floors. The ground floor features a spectacular open plan kitchen/diner/reception with bi-fold doors that lead out onto the easy to maintain garden. There is a smart separate reception room to the front and also a handy guest cloakroom on this floor. The first floor has three spacious bedrooms and a well presented family bathroom. The top floor has a beautiful master bedroom with en suite bathroom, Juliette balcony and generous eaves storage.

### Viewing

Strictly by appointment with Savills.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

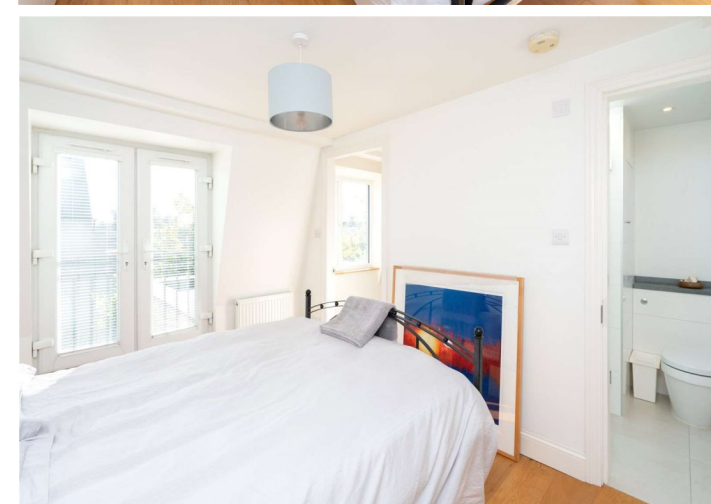
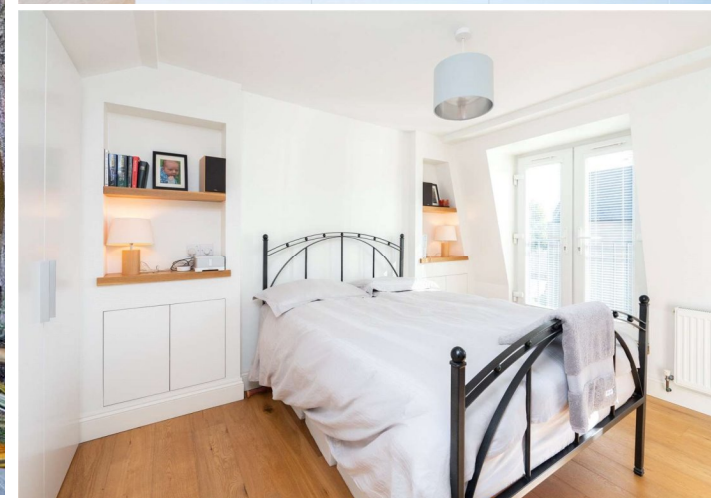
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## FLOORPLANS

Gross internal area: 1338 sq ft, 124m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
	69	81
England, Scotland & Wales EU Directive 2002/91/EC		





## 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 in fee – charged at the start 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](https://www.savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20181102HELW

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## Wimbledon Lettings

Deborah Scanlon

[dscanlon@savills.com](mailto:dscanlon@savills.com)

**+44 (0) 208 971 8123**

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