



Ravensbury Road London SW18

£2,700 Per Month - Available 12/11/2016

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*A beautifully presented and highly sought after four bedroom family home located within walking distance to Earlsfield Train Station and within the catchment for Wimbledon Park School.*

Four bedrooms | Bright front reception room | Stunning open plan kitchen | Well maintained rear garden  
| Two bathroom suites | Downstairs WC | Sought after location | Beautifully presented.

### Description

The accommodation has been wonderfully finished to a high standard and comprises of a lovely bright and airy front reception room, stunning open plan kitchen with separate utility room and dining area with bi folding doors opening on to a sunny and well maintained rear garden. On the first floor you find a stunning master bedroom with built in wardrobes, a further two bedrooms and a shower room. Finally on the second floor you find a further double bedroom and a family bathroom suite. The property also benefits from downstairs WC.

### Situation

The property is approximately 0.3 miles from Earlsfield train station and 0.3 miles from Wimbledon Park Primary School. The house is

ideally situated for all the amenities on Garratt Lane as well as the green open spaces and facilities in both Wimbledon Park and King George's Park.

### Furnishing

Unfurnished



Kitchen



Dining Area

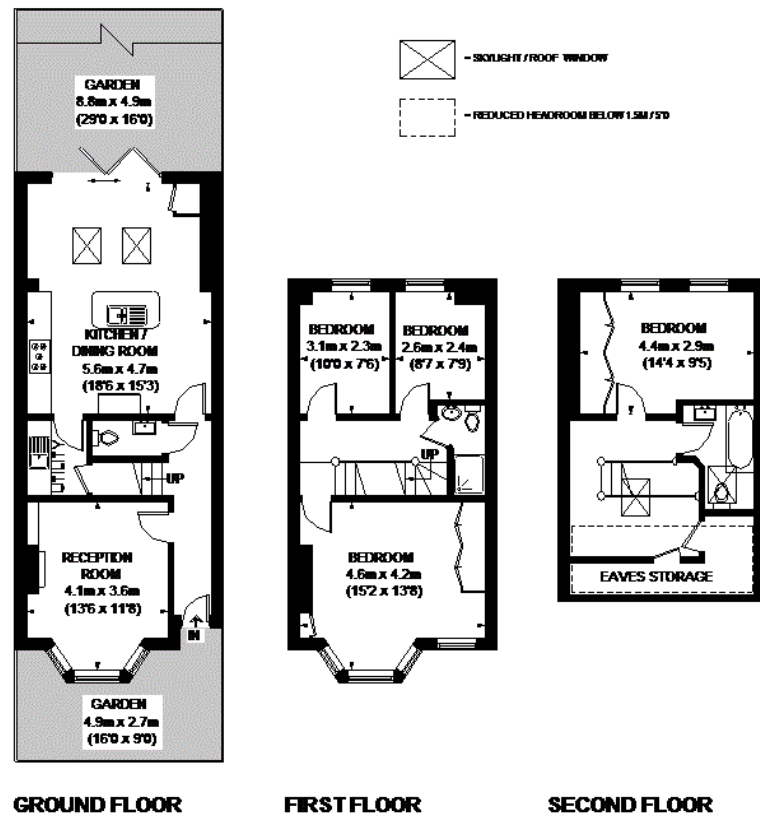
### Hamptons Earlsfield and Southfields

350-352 Garratt Lane

London SW18 4ES

Tel: 0208 939 2388 - earlsfieldlettings@hamptons-int.com

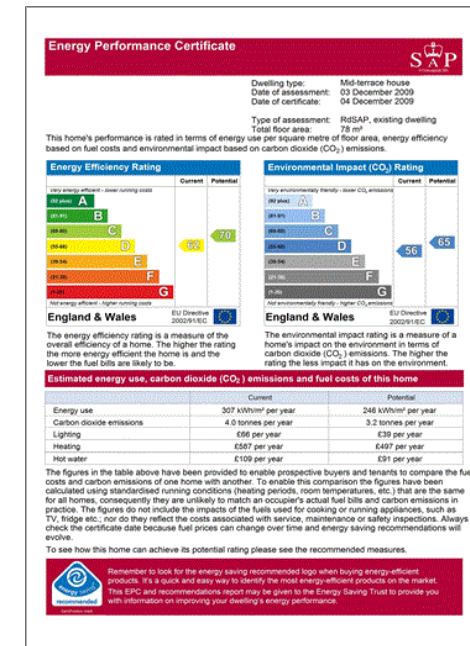
[www.hamptons.co.uk](http://www.hamptons.co.uk)



## RAVENSBURY ROAD

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM / EAVES STORAGE)  
GROUND FLOOR = 573 SQ. FT. (53.2 SQ. M.)  
FIRST FLOOR = 441 SQ. FT. (41.0 SQ. M.)  
SECOND FLOOR = 283 SQ. FT. (26.3 SQ. M.)  
REDUCED HEADROOM / EAVES STORAGE  
81 SQ. FT. (7.5 SQ. M.)  
TOTAL = 1378 SQ. FT. (128.0 SQ. M.)

This plan is for layout guidance only. Not drawn to scale.  
Measurements are approximate.  
Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes and component locations  
before making any decisions related to the property. Please be  
aware that the plan is a guide only and does not constitute a  
contract or represent any liability or warranty in relation to the  
property (019342)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.