

Denmark Road, SW19



Beyond your expectations

 $\$3,\!450$  Per Month - Available 16/11/2016

# Denmark Road, SW19

# £3,450 Per Month - Available 16/11/2016



This delightful period property, located in a sought after residential street in Wimbledon Village, has recently undergone refurbishment and offers spacious accommodation, a paved garden and a separate workshop/office. A Bedrooms | 2 Bathrooms | Reception Room | Conservatory | Fitted Kitchen | Paved Garden |

# Description

This pretty period house has recently undergone refurbishment throughout and offers spacious family accommodation. On the ground floor the entrance hall leads to the double reception room with wooden floors and a fireplace. The fitted kitchen opens onto the conservatory providing excellent dining space. The first floor has three double bedrooms and a family bathroom and on the top floor is a further double bedroom and shower room.

#### Situation

Denmark Road is a pretty residential street close to the exclusive bars, boutiques and restaurants of Wimbledon Village. The house is also just moments from a parade of local shops and restaurants on Ridgway. Wimbledon town centre, with its extensive shopping and transport facilities, including the National Rail and District Line station, is also easily accessible.

## Furnishing

Unfurnished



Reception Room



Reception Room

#### Hamptons Wimbledon Lettings

Hampton House High Street, Wimbledon London SW19 5BA Tel: 020 8944 1301 - wimbledonlettings@hamptons-int.com www.hamptons.co.uk

#### Floorplan

### **Energy Performance Certificate (EPC)**

**Energy Performance Certificate** 

£ 3.021 over 3 yes

£ 363 over 3 years

whow much the average household would spend in this p is energy use for running appliances like TVs, computers

87

s for this propert

Totals £ 3,657

Hot Wate

These figures show water. This exclude

2 Elocation datio

3 Draught proofing

See page 3 for a full list of r

£ 1,368 over 3

£ 228 over 3 yea

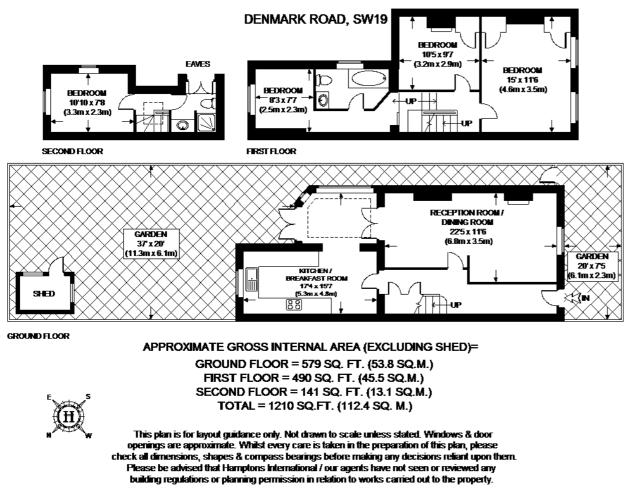
Indicative cost

£4.000 - £14,000

6600 - 61 200

£80 - £120

£ 1,779



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.

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SAP

£ 1,878

Typical savings over 3 years

£ 1,010

£ 147

Green Deal

0

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