



WORPLE ROAD, SW20
£4,000 PER MONTH

Winkworth



WORPLE ROAD, SW20

This newly refurbished three-bedroom family home is located a stone's throw from Raynes Park station and amongst many good local schools.

The ground floor comprises of a fantastic modern kitchen with Miele appliances an adjoining open plan reception room. There is also a downstairs WC leading off the hallway.

Going up the stairs on the first floor you have two double bedrooms and a family bathroom. The master bedroom also features a fitted wardrobe. On the second floor, there is a further bedroom with an en suite shower room.

The property benefits from off street parking, high ceilings and ample storage throughout.

Raynes Park station which serves the South Western Railway is less than a 10 minute walk (0.4 miles) from the property as well as being a short distance from the local eateries and shops of Raynes Park.

The property is in the catchment area for Hollymount, St Matthews and Joseph Hood Primary Schools and Ursuline High School and Wimbledon College Secondary Schools.



Deposit £4,615.38 (5 weeks) based on marketing rent of £4,000.00 per month. If a higher rent is agreed then the deposit will be increased proportionately.

EPC Rating D
Council Tax Band E

LOCATION

DIRECTIONS



Denotes restricted
head height



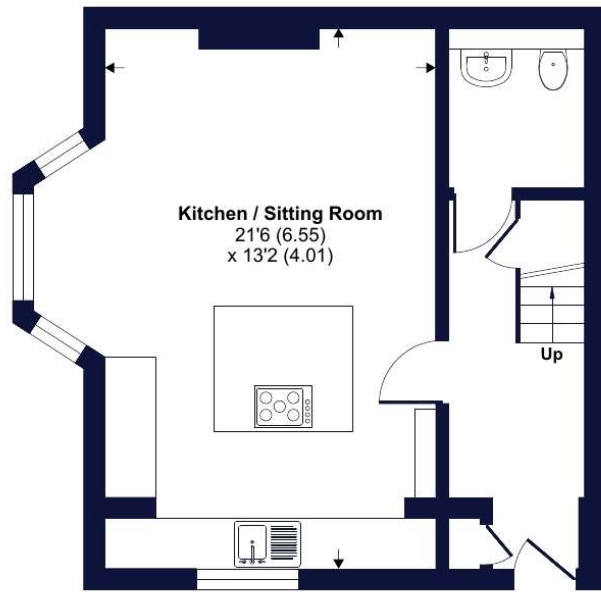
Worple Road, London, SW20

Approximate Area = 957 sq ft / 88.9 sq m

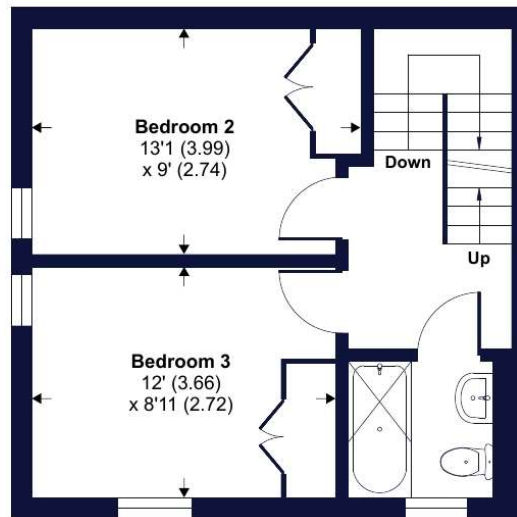
Limited Use Area(s) = 185 sq ft / 17.1 sq m

Total = 1142 sq ft / 106 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1036589

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	57
EU Directive 2002/91/EC			

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