



WOODFIELD AVENUE, SW16
£2,500 PER MONTH UNFURNISHED

AN ATTRACTIVE SEMI-DETACHED 1930'S
"TUDOR" STYLE FOUR BEDROOM HOUSE,
CLOSE TO STREATHAM HILL STATION AND
TOOTING BEC COMMON

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DESCRIPTION:

Available exclusively through Winkworth, the accommodation comprises of: an entrance hallway with doors leading to a front reception room with a bay window to front, a downstairs cloakroom and WC and a large kitchen/diner with a separate utility room. The kitchen is well-equipped and has excellent fitted storage space including a large open shelving unit that separates the dining area from the cooking area. Upstairs there are four bedrooms of different sizes as well as a family bathroom and loft storage. There is a mature rear garden with lawn, perfect for summer entertaining and BBQs, a pretty front garden with flowering rose bushes. The property is presented unfurnished and is Available NOW.

*Please note that there are some minor on-going commitments with the insurers and contractors visiting the property, and flexibility on appointments (a minimum of 24 hours' notice) will be required from new tenants for these to go ahead. We have reflected this in the price which is why this house is listed lower than what the market rental value is currently. This property is ideal for families, a couple or two single professionals. Three or more sharers forming two or more households would not be applicable to rent this property as it is not a licensed HMO.

AT A GLANCE

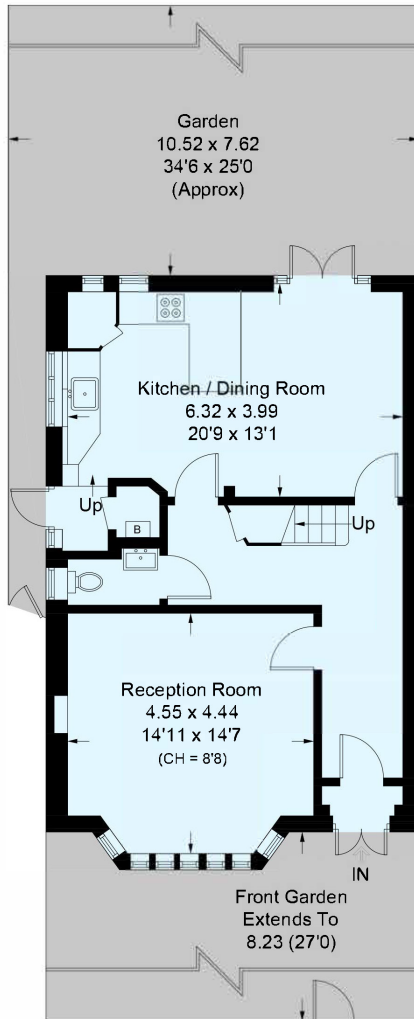
- 1930's Semi-detached House
- Four bedrooms
- Two bathrooms
- Reception room
- Large kitchen/diner
- Utility room
- Gardens
- Unfurnished
- Lambeth Council Tax Band: F
- NO HMO Licence



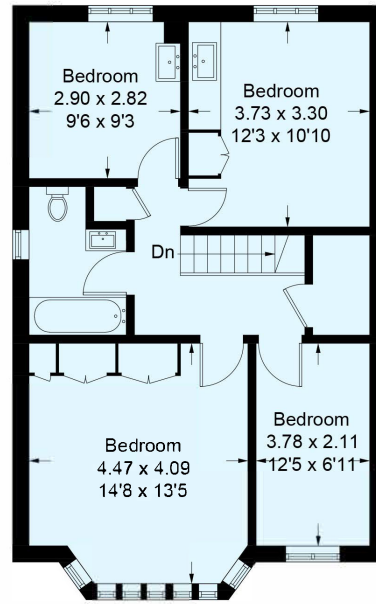


Woodfield Avenue, SW16

Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft
 Total = 126.4 sq m / 1360 sq ft



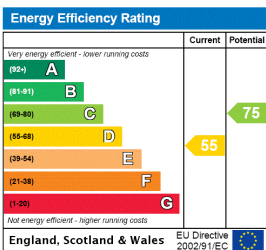
Ground Floor
 63.3 sq m / 681 sq ft



First Floor
 63.1 sq m / 679 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID438169)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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