



PEREGRINE WAY, SW19
£4,750 PER MONTH UNFURNISHED

**A MODERN FOUR BEDROOM DETACHED FAMILY HOME
SITUATED ON PEREGRINE WAY, A QUIET, SOUGHT AFTER
CUL-DE-SAC IN WIMBLEDON VILLAGE.**

Wimbledon | 02037614040 | wimbledon@winkworth.co.uk

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DESCRIPTION:

A modern four bedroom detached family home situated on Peregrine Way, a quiet, sought after cul-de-sac in Wimbledon Village and available to move in from 2nd August 2023.

The property comprises of entrance hall, reception room, dining room, kitchen / breakfast room with fitted appliances, WC, four double bedrooms, two of which with a Jack and Jill shower room and a family bathroom. Further benefits include, double garage, driveway for two cars, gas central heating, UPVC double glazing and a private enclosed South Westerly facing rear garden that is mainly laid to lawn with a patio area and shrub borders.

Walking distance to the heart of Wimbledon Village which host a plethora of boutique eateries, bars, restaurants along with Wimbledon Village Stables. Nearby Wimbledon Common is a popular area for recreation, relaxation and a perfect place for spotting wildlife and birds.

The area is renowned for its excellent schools in both the state and independent sectors, with Kings College School nearby.

Deposit £6,576.92 (6 weeks) based on marketing rent of £4750 per month. If a higher rent is agreed then the deposit will be increased proportionately.

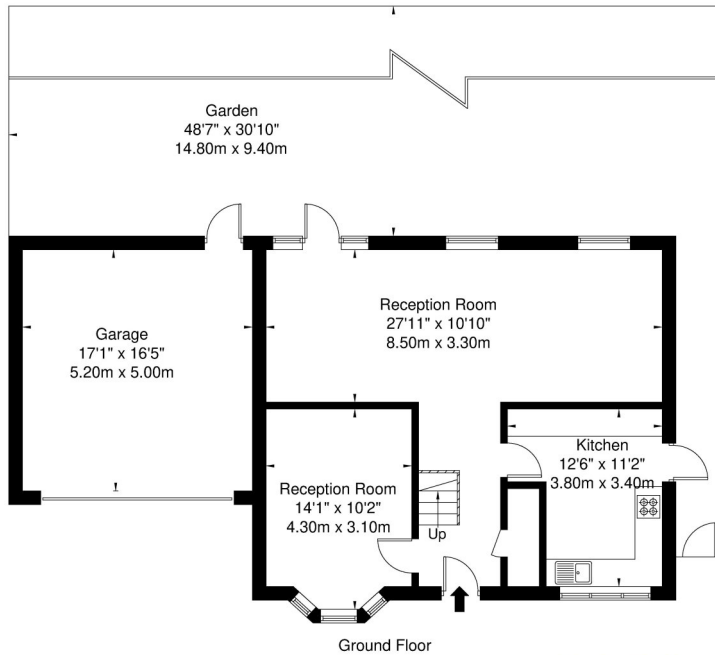
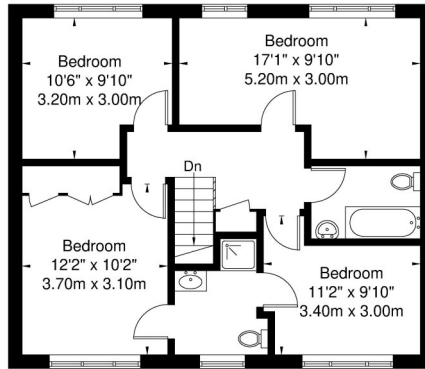
EPC Rating D

Council Tax Band G



Peregrine Way, SW19 4RN

Approx. Gross Internal Area = 152.2 sq m / 1638 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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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