



Clive Road, SW19

£3,200 per month *Unfurnished*



A spacious and versatile three-bedroom home situated on Clive Road, offering approximately 971 sq. ft. of accommodation, a fantastic open-plan kitchen/dining room and a generous private rear garden.

KEY FEATURES

- Versatile Three/Four-Bedroom Home
- Front Reception Room Suitable As An Additional Bedroom
- Spacious 17'9" Kitchen/Dining Room
- 971 Sq. Ft.
- Two Well-Proportioned Double Bedrooms
- Additional Bedroom Or Home Office
- Generous Private Rear Garden



Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...



The ground floor features a bright reception room to the front of the property, which could comfortably be used as a third bedroom, providing excellent flexibility for families, sharers or those requiring additional space. To the rear is an impressive 17'9" kitchen/dining room, offering plenty of space for everyday living and entertaining, with direct access to the substantial private garden. Upstairs, the property offers two generous double bedrooms, a further bedroom ideal for a nursery, home office or guest room, and a family bathroom.

A particular highlight is the generous rear garden, extending to approximately 38 feet in length, providing an excellent space for outdoor dining, entertaining and relaxing. The property also benefits from a front garden and useful storage throughout.





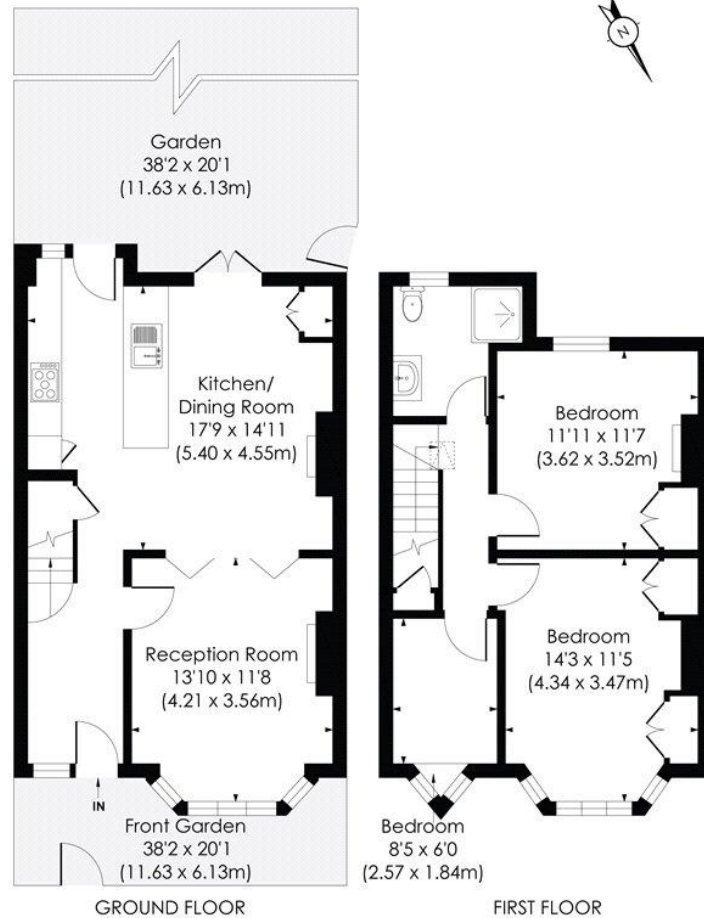
Clive Road is conveniently positioned for the amenities of Colliers Wood and the wider Wimbledon area, with a fantastic selection of local shops, cafés, restaurants and green spaces nearby, alongside convenient transport connections into Central London.

With its flexible layout, generous proportions and excellent outside space, this property presents a fantastic opportunity for families and buyers looking for a home with room to grow.

CLIVE ROAD, SW19

Approx. Gross Internal Floor Area

971 Sq. ft/90.22 Sq. m



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Deposit: £3,692.31

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.