



COTTENHAM PARK ROAD, SW20
£4,200 PER MONTH UNFURNISHED

Winkworth



COTTENHAM PARK ROAD, SW20

An exceptional four to five-bedroom family home located a stone's throw from Raynes Park station which has been recently refurbished to a high standard.

The ground floor comprises a large living room which is flooded with natural light through the south facing patio doors, a well-equipped eat-in kitchen, downstairs W/C and a modern en-suite bedroom which has recently been added to the property.

Going upstairs you have two well-proportioned double bedrooms, one with an en-suite and one with built in storage, two single bedrooms and a family bathroom.

This property has a vast amount of outdoor space including a south facing grass garden and a patio garden to the rear of the property. Further to this, the property is equidistant from Morley Park and Cottenham Park. The property also benefits from off street parking for two cars and access to a garage.

Council Tax Band G

EPC Rating D

Holding Deposit: £969.23 (1 week's rent)

Deposit £5,815.38 (6 week's rent) based on marketing rent of £4,200 per month. If a higher rent is agreed, then the deposit will be increased proportionately.





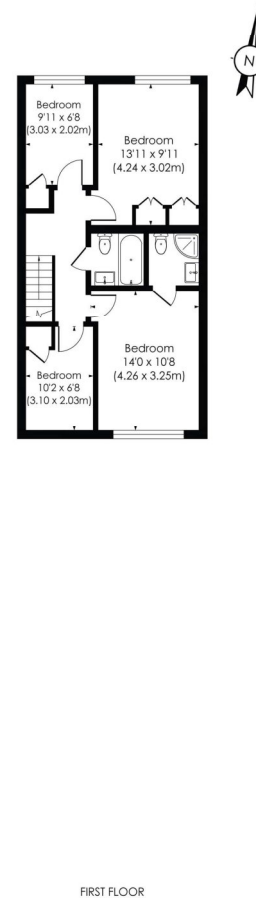
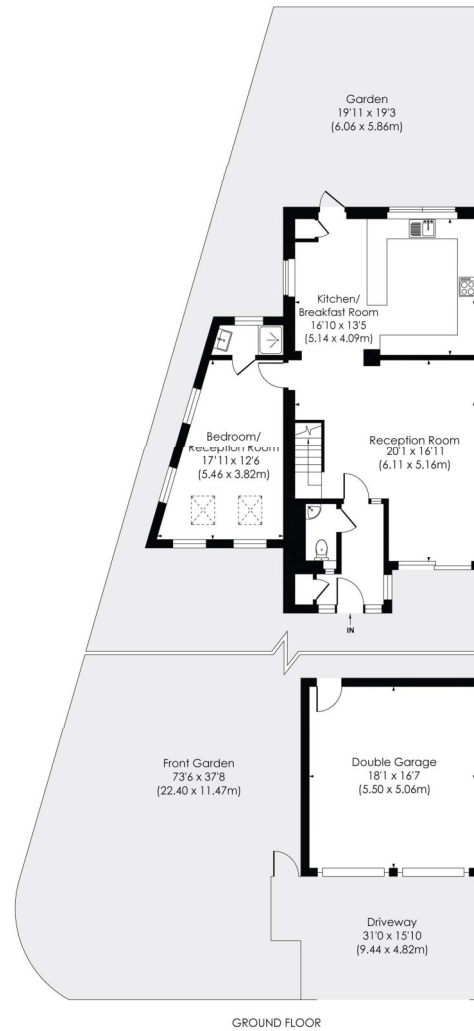
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Approx. Gross Internal Floor Area

1401 Sq. ft/130.20 Sq. m

(Excluding Garage)

Garage: 300 Sq. ft/ 27.83 Sq. m



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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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