



GRAHAM ROAD, SW19

£3,800 PER MONTH PART FURNISHED

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE IN A SOUGHT-AFTER LOCATION IN THE HEART OF WIMBLEDON.

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DESCRIPTION:

An exceptional four bedroom modern family home located a stone's throw from Wimbledon station in a quiet residential road offering 3 storeys of contemporary living space.

The ground floor comprises a large south facing living room which is flooded with natural light, a well-equipped contemporary kitchen with space for dining and downstairs guest cloakroom. The kitchen also offers bi-folding doors opening onto a lovely terrace with the laundry facilities conveniently located in a dedicated area.

Going upstairs on the first floor, you have two well-proportioned bedrooms, one with a Juliette balcony and a family bathroom.

The second floor features the master bedroom with bi-folding doors opening onto a stunning balcony area as well as a fourth bedroom and a further bathroom with large shower.

Rail, tram and underground links are conveniently close whilst the shops, cafes and restaurants of The Broadway and Centre Court shopping centre are on the doorstep.

EPC rating D

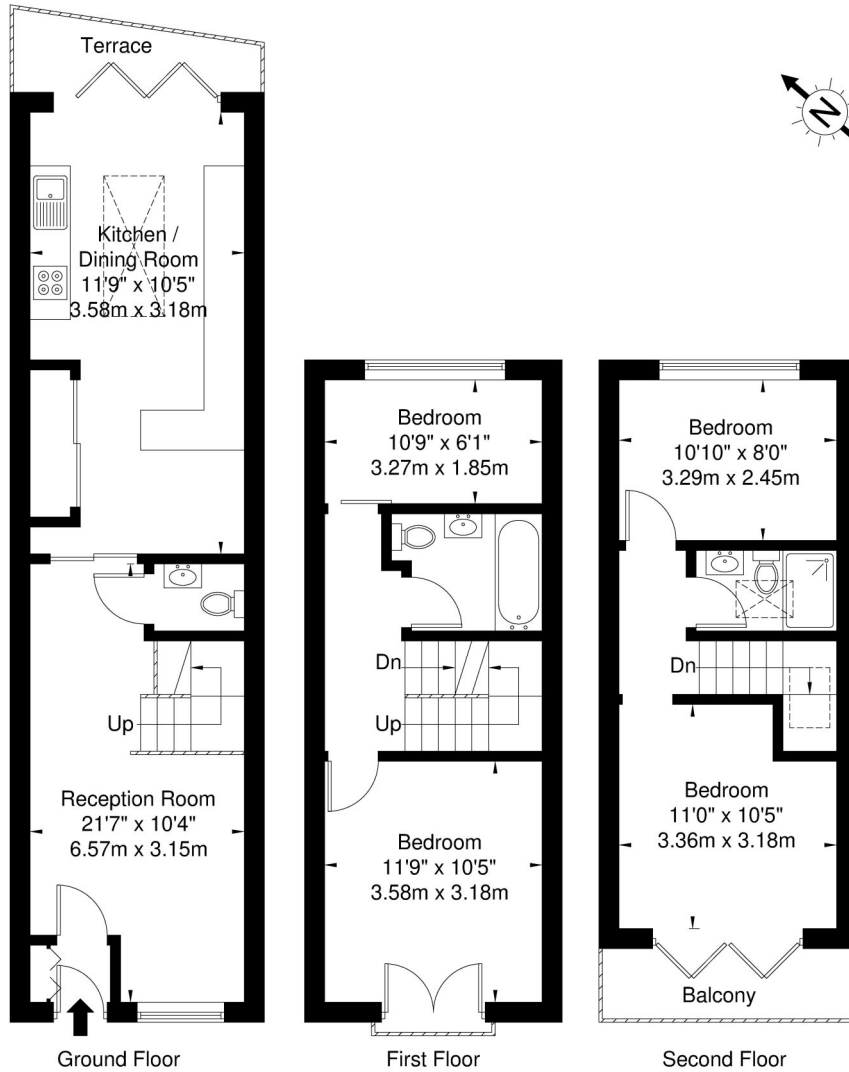
Council Tax Band E

Deposit £4,384.61 (5 weeks) based on marketing rent of £3800 per month. If a higher rent is agreed then the deposit will be increased proportionately.



Graham Road SW19 3SS

Approx. Gross Internal Area = 99.3 sq m / 1069 sq ft



Ground Floor

First Floor

Second Floor

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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