



**SUTHERLAND GROVE, LONDON, SW18**  
**£4,500 PER MONTH**

**An impressive four/five bedroom semi-detached family home with circa 100 ft garden, off street parking and self-contained annexe**

Southfields | 020 8877 1000 | southfields@winkworth.co.uk

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This wonderful house is located on Sutherland Grove in Southfields, less than half a mile from the transport facilities, coffee shops, supermarkets and other amenities the area has to offer. Set back from the road and benefitting from off street parking for one car the house features a pretty front garden. A large entrance hall welcomes you and provides access to a generous reception room with fireplace and bay window. A spacious kitchen/dining room is at the rear with a door opening onto the circa 100 ft garden. The garden features a patio area off the kitchen, perfect for alfresco dining, a well as a large, lawned area great for families. The first floor comprises three bedrooms, two of which are large doubles, all of which are serviced by a family bathroom with bath and shower over. The master bedroom is arranged across the top floor, with built-in wardrobes and extensive eaves storage. Adjacent is a convenient w/c. The house further benefits from a modern, self-contained studio/annexe. With separate access via the main house the space is perfect for guests, a live-in nanny, teenagers and/or a private space to work from home. With high ceilings and wood flooring throughout it includes a fully equipped kitchen and shower room.



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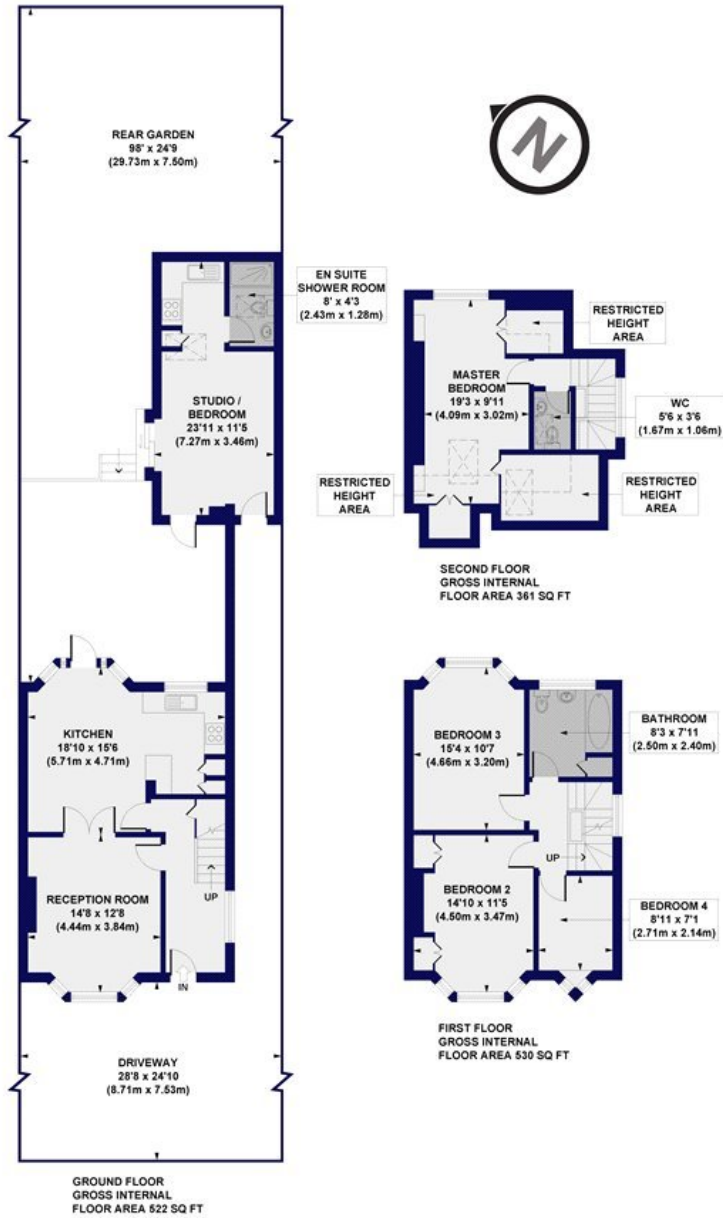


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# Sutherland Grove, SW18

Approx. Gross Internal Floor Area 1670 sq. ft / 155.15 sq. m (Including Restricted Height Area & Studio)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

**Deposit:** 6 weeks' rent

**Holding Deposit:** 1 week's rent

**Council Tax Band:** Wandsworth

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	82
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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