



ENGADINE STREET, SW18
£3,750 PER MONTH UNFURNISHED

A beautifully presented, recently redecorated four bedroom terraced house on the sought-after Southfields Grid

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

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DESCRIPTION:

This bright and beautifully presented terraced house has just undergone a complete redecoration and recarpeting throughout. Located on the sought-after Southfields Grid there is a spacious double reception room toward the front, with fitted cabinets and shelves, feature fireplace and plantation shutters. Towards the back is a generous kitchen with plenty of cupboard space utility cupboard. Off the kitchen is the 44 ft rear garden with mature trees and shrubs. At the bottom is a useful shed, perfect for storing garden furniture and equipment. The first floor comprises three bedrooms, including the master with wall-to-wall built-in wardrobes, a generous double and a further bedroom perfect as a single/study. They are all serviced by a family bathroom. On the top floor is a large double bedroom, adjacent to which is a modern bathroom with walk-in shower. Engadine Street is a quiet, tree-lined street 0.5 miles from Southfields Station (District Line). The shops, cafes and restaurants of Southfields and the green open spaces of Wimbledon Park are also very close by.

AT A GLANCE

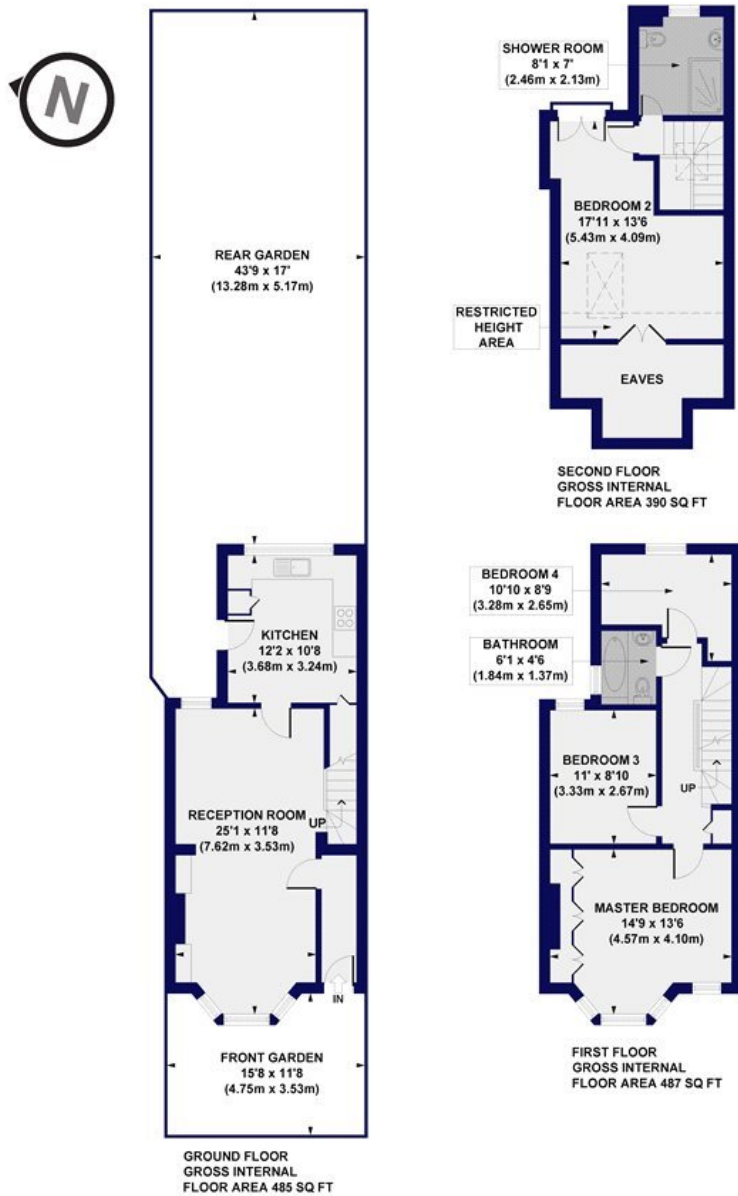
- Four Bedrooms
- Two Bathrooms
- Double Reception Room
- Period House
- 44 ft Garden
- Recently Redecorated
- Recently Recarpeted
- Southfields Grid





Engadine Street, SW18

Approx. Gross Internal Floor Area 1362 sq. ft / 126.54 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1247 sq. ft / 115.85 sq. m (Excluding Restricted Height Area & Eaves)



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.



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	
A (92)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
64	84
England, Scotland & Wales	
EU Directive 2002/91/EC	

Deposit: £4,326.92

Holding Deposit: £865.38

Council Tax Band: E

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.



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