



Burdett Avenue

West Wimbledon | London

RENTAL £6,250 PCM

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West Wimbledon | London | SW20

A good sized 2,300 ft² refurbished four bedroom family house situated off Copse Hill. This semi-detached home has been recently redecorated in neutral colours inside and out and has a new modern kitchen/ diner/family room. This house offers spacious accommodation in a quiet but accessible location.



ACCOMMODATION COMPRISES

- ◆ Entrance Hall
- ◆ Double Reception Room
- ◆ Kitchen/Breakfast/Family Room
- ◆ Utility Area
- ◆ Study
- ◆ Guest Cloakroom
- ◆ Principal Bedroom Suite with En suite Shower Room
- ◆ Four further Bedrooms
- ◆ Family Bathroom

AMENITIES INCLUDE

- ◆ Gas Fired Central Heating and Hot Water
- ◆ Double Glazed Windows
- ◆ Off-street Parking

UNFURNISHED

RENTAL £6,250 PCM

LOCAL AUTHORITY London Borough of Merton

COUNCIL TAX BANDING G £3,322.30 PA (2024-25)

EPC RATING E (51)

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.



BURDETT AVENUE WIMBLEDON SW19

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

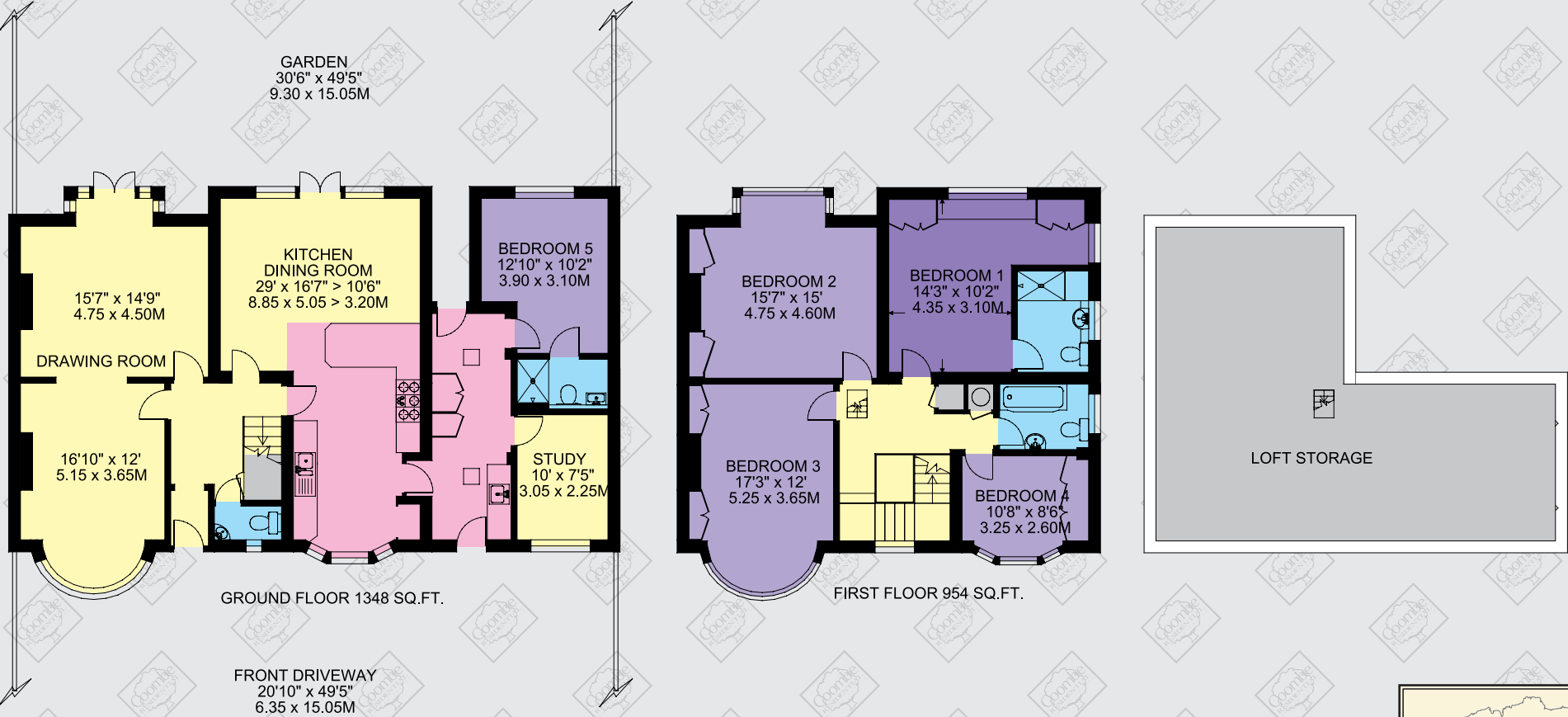
■ = 2303 SQ.FT / 213.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS

□ = 630 SQ.FT. / 58.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN

2932 SQ.FT. / 272.3 SQ.M.



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ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
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