



AUGUSTUS ROAD, LONDON, SW19

£2,700 per month*

Classification L2 - Business Data

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****Mews House in Private Gated Development****

A fantastic opportunity awaits in this charming mews house located just 0.4 miles away from Southfields Village. Situated within a private gated development, this rarely available end-of-terrace home offers modern living and convenience.

The heart of the home is the open plan kitchen/living room, perfect for entertaining and daily living. Two generous double bedrooms, both with ample storage, provide good space for families or professionals, one on the ground floor, which could double up as a secondary reception room, and the other on the top floor, with an en-suite bathroom.

Step outside to the private patio and enjoy outdoor relaxation or al fresco dining. This delightful mews house is ready for immediate occupancy.

Security is assured within the gated community, offering peace of mind.

The house has excellent proximity to Southfields Village's various shops and transport links, including Southfields Underground Station which provides easy access into central London via the District Line. There are also regular bus services running up and down Augustus Road and along Wimbledon Parkside.

The green open spaces of Wimbledon Park and Wimbledon Common are only 0.4 miles and 0.6 miles away respectively.

Holding deposit of 1 weeks rent £623.08

Security deposit of 5 weeks rent £3115.40

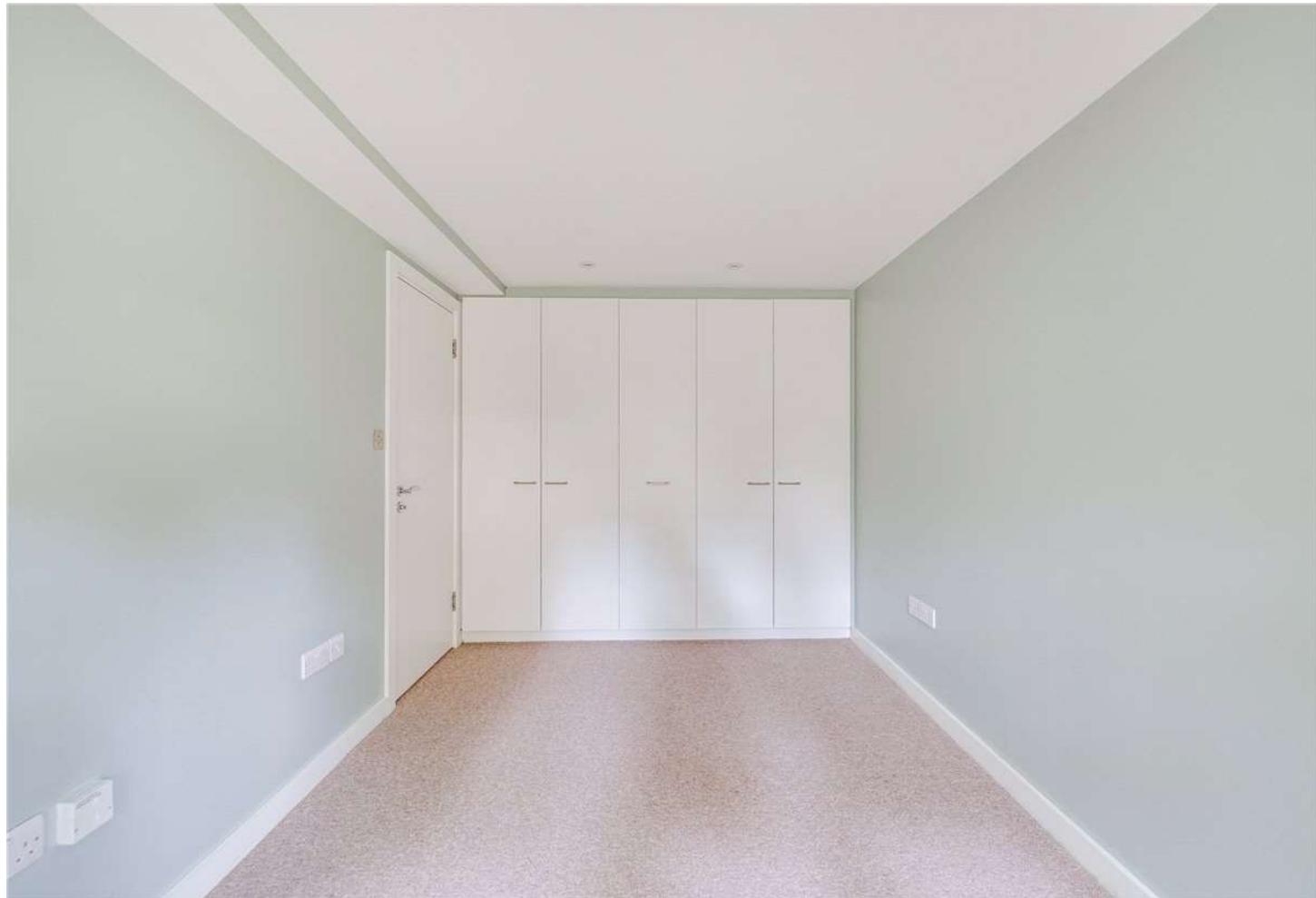
A fantastic opportunity to acquire a mews house in a private gated development situated near Southfields Village. This rarely available end of terrace freehold home comprises a modern open plan kitchen/living room, two good sized double bedrooms and a patio.



ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	London Borough of Wandsworth - Council Tax Band E
Utilities	Mains gas central heating, mains electric and metered mains water.
Internet	Superfast Broadband
Mobile signal	EE and Three. Further information on internet and mobile availability and speeds can be found on Ofcom's website.
Deposit	Holding deposit of 1 weeks rent £623.08 Security deposit of 5 weeks rent £3115.40

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		89
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

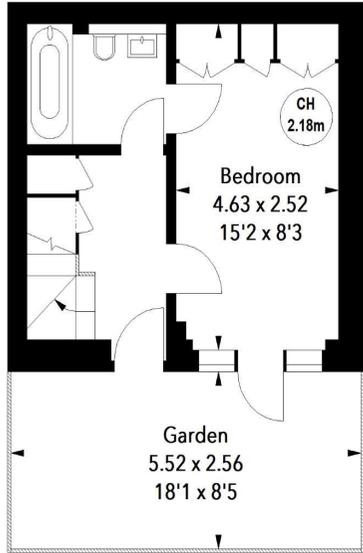


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Approximate Area = 66.14 sq m / 712 sq ft

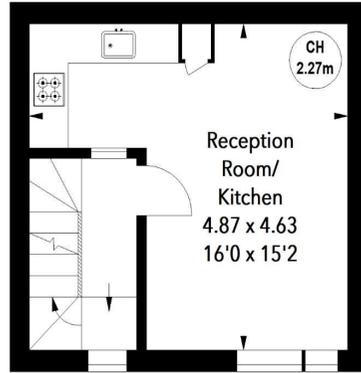


Key :
CH - Ceiling Height



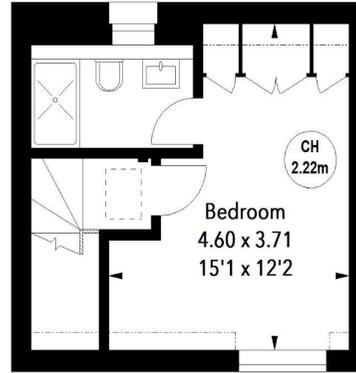
Ground Floor

Approx. 21.83 sq m / 235 sq ft



First Floor

Approx. 22.57 sq m / 243 sq ft



Second Floor

Approx. 21.74 sq m / 234 sq ft

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.



T:
24 Replingham Road, London, SW18 5LR
E: sou.res.lets@carterjonas.co.uk



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IMPORTANT INFORMATION

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