

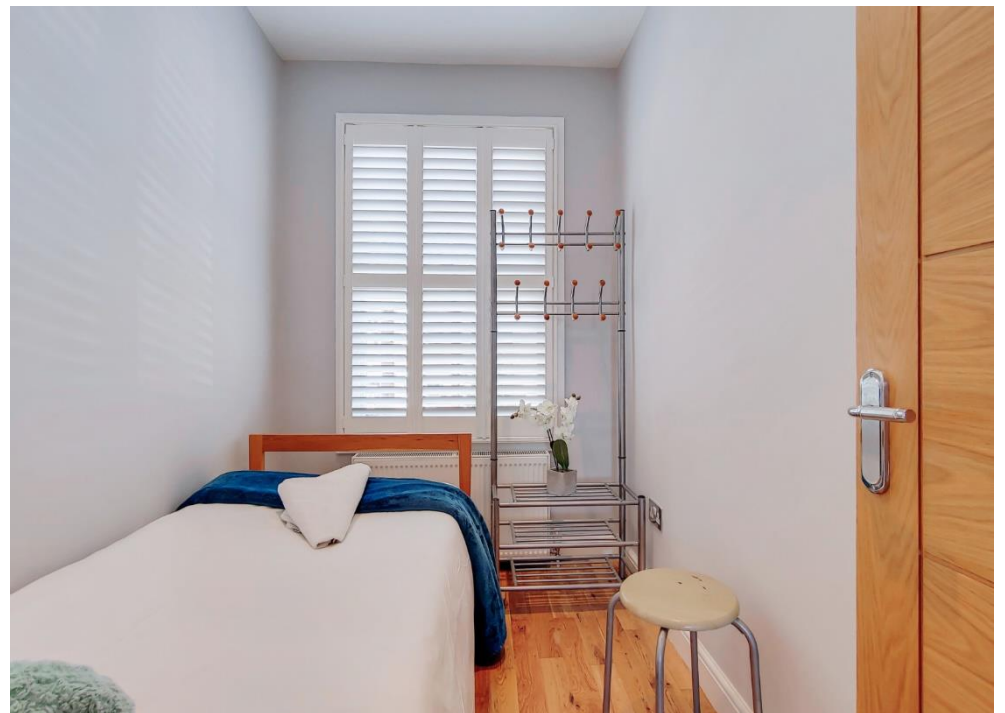


FOLKLANDS

FARADAY ROAD, WIMBLEDON
MONTHLY RENTAL OF £3,750



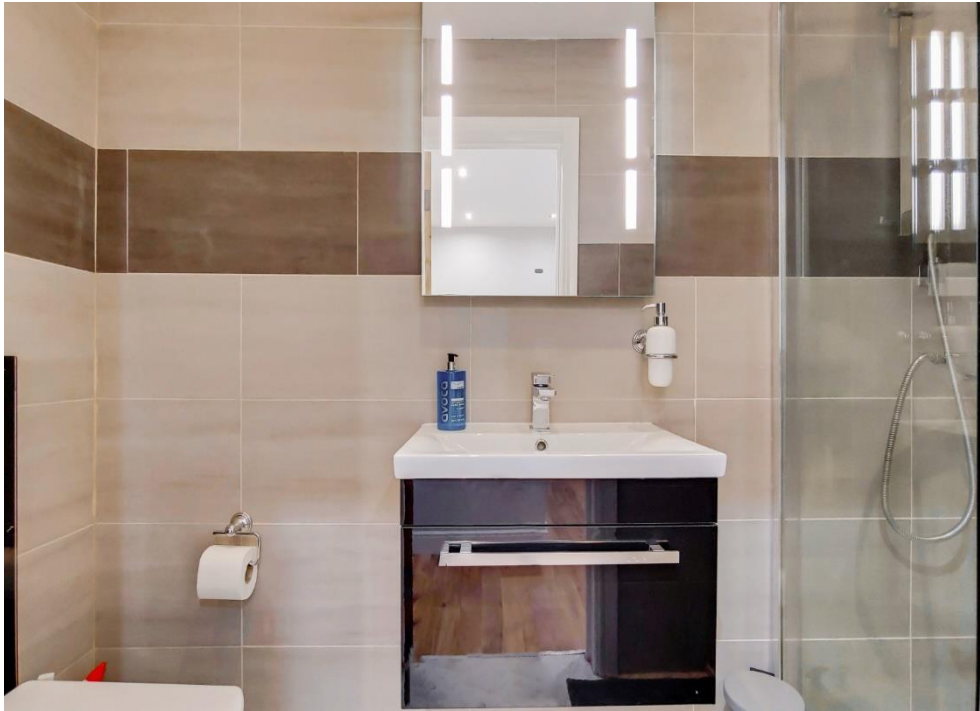












FOLKLANDS

Faraday Road, SW19

CAPTURE DATE
15/06/2020

LASER SCAN POINTS
149,347,701

GROSS INTERNAL AREA
123.5 Sqm / 1328.9 Sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
123.5 Sqm / 1328.9 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features, includes washrooms, restricted head.
113.5 Sqm / 1222.2 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.4 Sqm / 4.3 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
121.0 Sqm / 1301.9 Sqft

IPMS 3C RESIDENTIAL
114.8 Sqm / 1235.4 Sqft

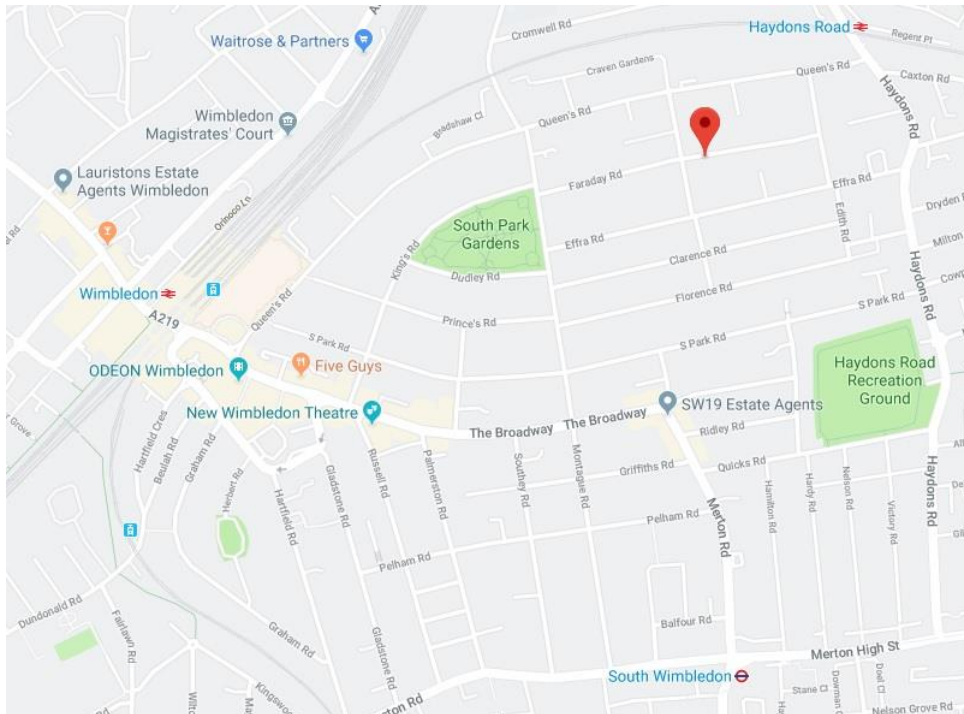
SPEC ID
5ed93c272b3ce50a0dfb3ab6



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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE 15TH OF FEBRUARY 2023
- ❖ FULLY FURNISHED
- ❖ FIVE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ DESIRABLE SOUTH PARK GARDENS LOCATION
- ❖ 0.7 MILES FROM WIMBLEDON MAINLINE STATION
- ❖ 0.6 MILES FROM SOUTH WIMBLEDON TUBE STATION
- ❖ SOUTH FACING REAR GARDEN
- ❖ IMMACULATELY PRESENTED
- ❖ EPC EER D



**** Available 15th of February 2023 **** A superbly presented five bedroom terrace house situated on this popular residential road in the heart of South Park Gardens, conveniently located only 0.7 miles from Wimbledon mainline station and 0.6 miles from South Wimbledon tube station.

Offered as fully furnished, this property benefits from being substantially extended to the ground floor creating ample living space, boasting a South facing rear garden, and having a high specification throughout.

The accommodation comprises four double bedrooms, a single bedroom, a three piece family bathroom suite, a separate shower room, a larger than average living room, a down stairs WC, and a contemporary kitchen/ family room with bi-folding doors that open onto the paved rear garden.

Furthermore, this property sits a short walk away from the popular South Park Gardens, within close proximity of several well regarded primary schools and within an easy reach of the vast range of coffee shops, bars & restaurants in Wimbledon town centre.

