



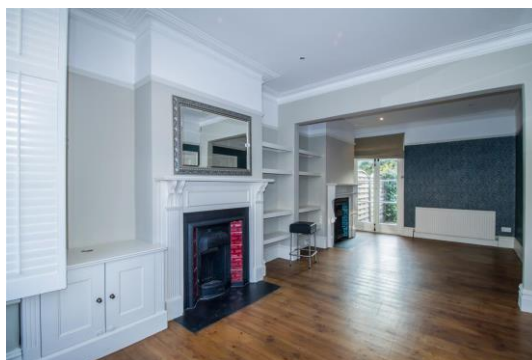
Stuart Road, Wimbledon Park  
**£2,750 pcm**

**Summary**

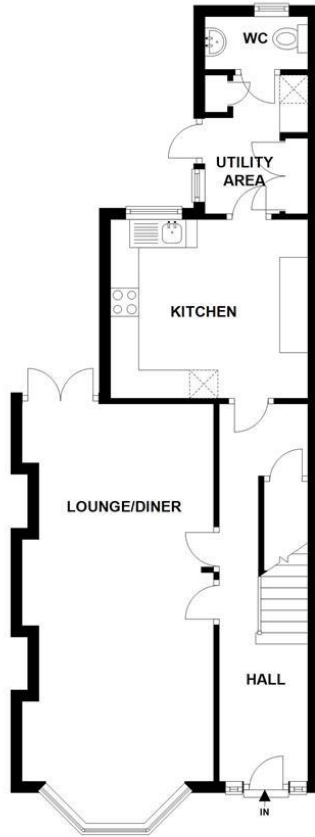
**ABOUT THE PROPERTY:** Brinkley's Estate Agents are pleased to present this stunning, four bedroom, terraced house on Stuart Road, in the ever-desirable Wimbledon Park Grid, area. Within close proximity to Wimbledon Park Underground Station (District Line), Earlsfield mainline station, Wimbledon Park Recreational Park, Wimbledon Park Primary School and close to all local amenities. Comprising four bedrooms, a double reception room, a stunning and fully-fitted and kitchen, a modern, family bathroom, guest cloakroom on the ground floor and a private garden to the rear of the house. Offered as unfurnished

HOW TO VIEW: Please call our Wimbledon Hill office on 020 8944 2918, our Wimbledon Park branch on 020 8879 3718 or our Putney office on 020 8785 3652, for more information and to arrange a viewing. Open 7 days a week. viewings Mon- Fri 8-8, Weekends 9-6.

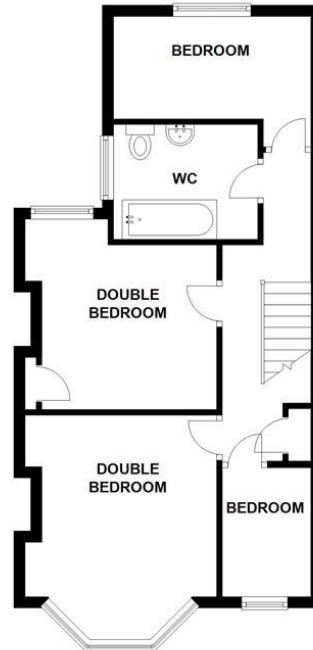
Energy Efficiency Rating: E



**FLOOR PLAN**  
APPROX. 51.7 SQ. METRES (556.2 SQ. FEET)



**FLOOR PLAN**  
APPROX. 46.4 SQ. METRES (499.3 SQ. FEET)



TOTAL AREA: APPROX. 98.1 SQ. METRES (1055.5 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>41</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	