



Braemar Avenue, Wimbledon Park
£2,850 pcm

Summary

ABOUT THE PROPERTY: Brinkley's Estate Agents are pleased to offer to the market this, beautifully-presented, four bedroom, family home. This property is situated on Braemar Avenue in the ever-popular, Wimbledon Park grid. The ground floor layout includes a front reception room, an open-plan kitchen/dining room area with access to a large and private, rear garden. Stairs lead to first floor with three bedrooms and a family bathroom, with further stairs leading to the second floor with a master bedroom and en-suite bathroom.

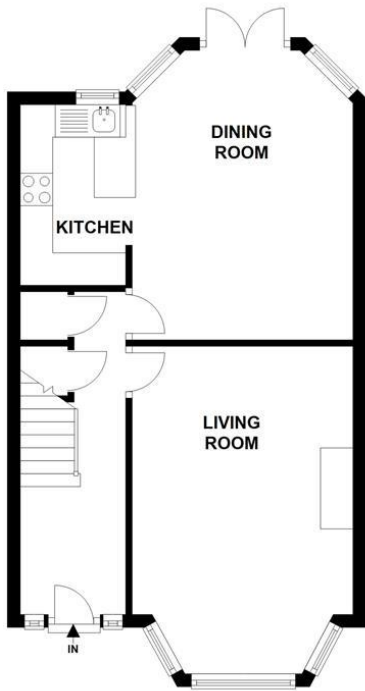
HOW TO VIEW: Please call our Wimbledon Hill office on 020 8944 2918, Wimbledon Park on 020 8879 3718 or our Putney office on 020 8785 3652.

Energy Efficiency Rating: E



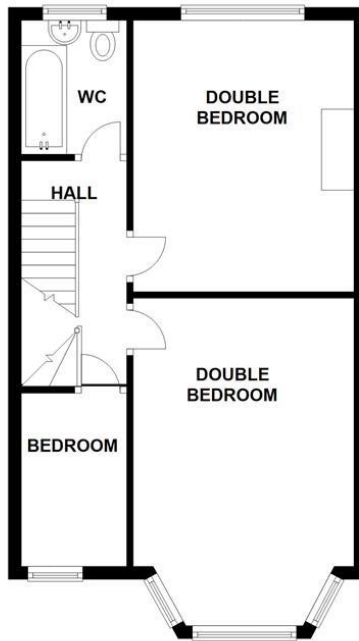
GROUND FLOOR

APPROX. 44.6 SQ. METRES (479.6 SQ. FEET)



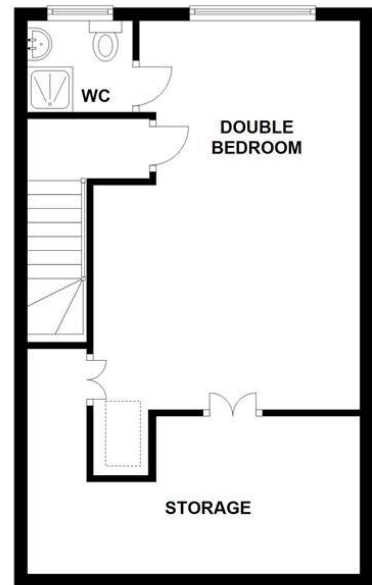
FIRST FLOOR

APPROX. 46.0 SQ. METRES (495.6 SQ. FEET)



SECOND FLOOR

APPROX. 43.8 SQ. METRES (471.3 SQ. FEET)



TOTAL AREA: APPROX. 134.4 SQ. METRES (1446.5 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	42	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	