

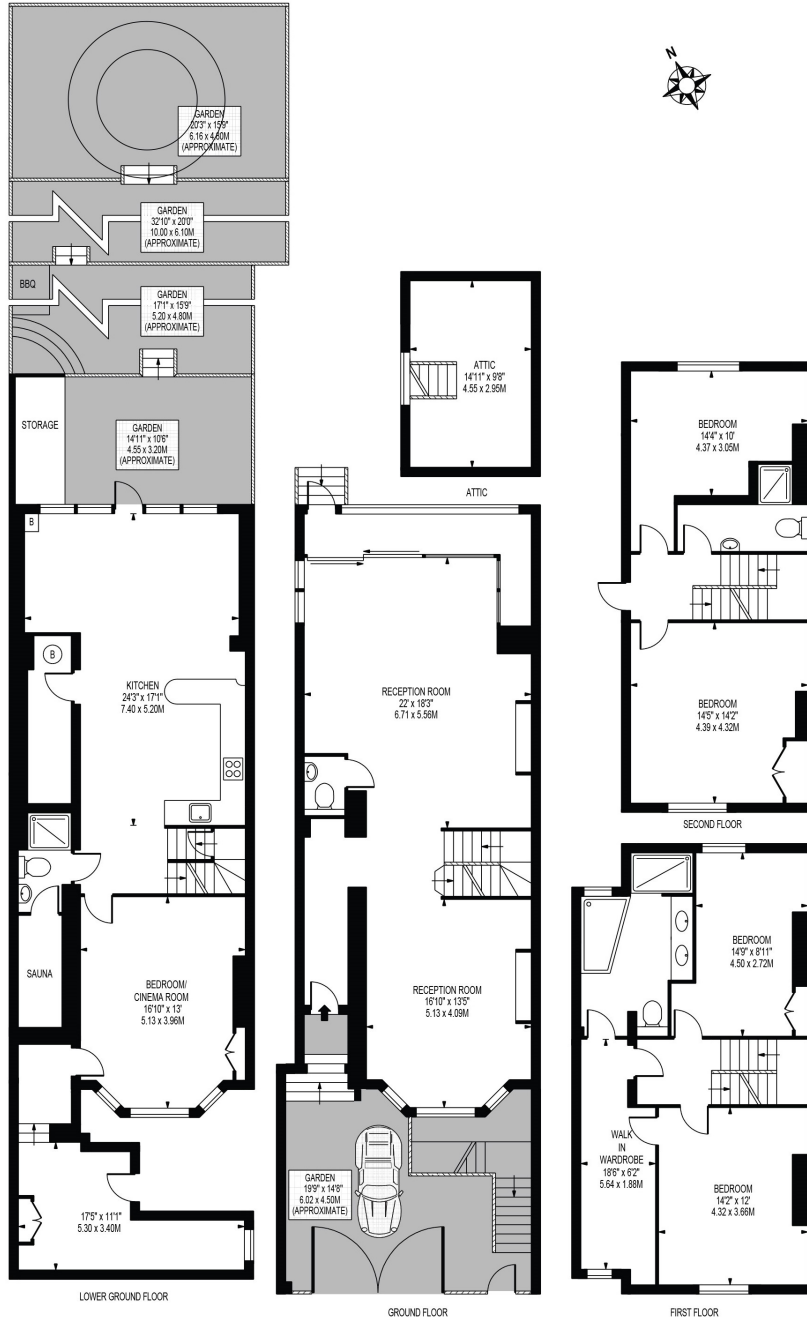
Elsyng Road
Wandsworth Common SW18

TO LET

Spread over four floors, this substantial (3,000sq ft/279 sq m) semi-linked house offers two floors of entertaining space, four/five double bedrooms, large garden and invaluable off-street parking. Located on a prestigious street close to Wandsworth Common and transport via Clapham Junction.

ELSYNGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3010 SQ FT - 279.63 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

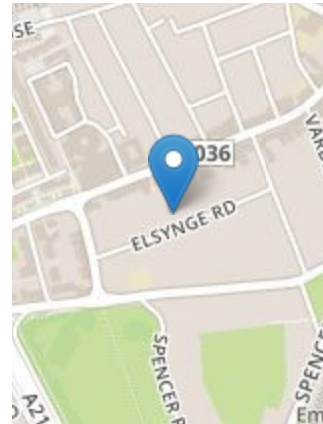


PROPERTY FEATURES

- Bonus Loft Room
- Off-street parking
- Large Zoned Garden
- 24' Kitchen/Family Room
- Bedroom 5/Cinema Room
- Master Suite with Walk-In Wardrobe
- 3 Bath/ Shower Rooms (1x En Suite)
- 4 Further Double Bedrooms
- Double Reception
- 3010 SQ.FT/279.6 SQ.M

VIEWING BY APPOINTMENT ONLY

The particulars do not constitute part of an offer or contract: the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact: nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order: measurements given are approximate: prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey



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

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