

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**4 Carlton Park Avenue,
Raynes Park, SW20 8BL**

TO RENT £2,650 PCMPCM

3 double bedroom 2 bathroom split level apartment finished to a very high spec and in an ideal location for all local amenities.

- Short walk to Raynes Park stations
- 2 Bathrooms and a separate WC
- Council tax Band C
- Holding deposit = one weeks rent
- 3 bedroom split level apartment
- Large open plan reception/Kitchen
- EPC C
- Part Furnished

020 8016 9700

www.fullergilbert.co.uk

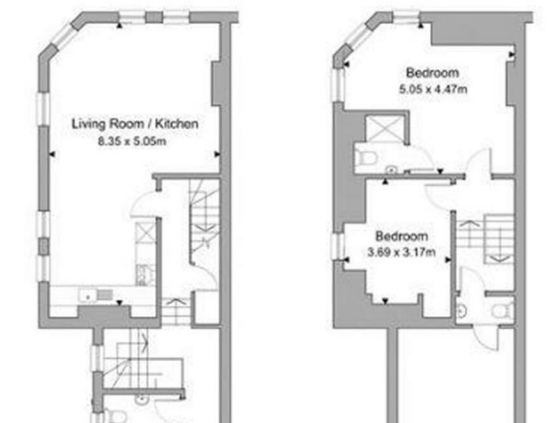
Wimbledon Village Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG

Location



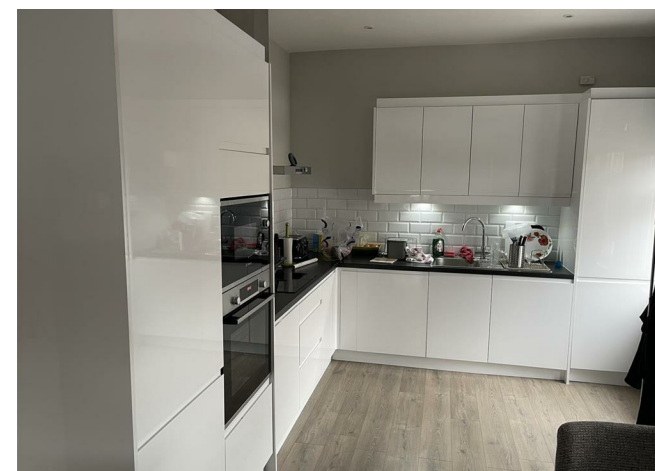
Description

Fantastic recently refurbished spacious 3 double, 2 bathroom split level apartment, located within 10 minutes walk of Raynes Park and Wimbledon Chase stations. Features include a good size open plan reception room opening up to a high spec kitchen with integrated appliances. 3 good size double bedrooms, master with ensuite bathroom. 1250 sq ft in size. Good EPC rating, band C. Council tax band C. Early viewing highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.