



94 WYCLIFFE ROAD
Battersea, London, SW11 5QR

TO LET
£4,650 PCM



94 Wycliffe Road

Battersea, London, SW11 5QR

A newly refurbished, four-bedroom house located moments from Clapham Junction and Battersea Park.

The Property

A four-bedroom house located moments from Clapham Junction and Battersea Park.

An immaculately presented property in an excellent location comprising a luxury, well equipped kitchen with Range cooker and plenty of space for a breakfast table. The bright and spacious living room with plenty of storage and French doors to the sunny garden leading from the dining area. Separate wc and storage.

On the first floor are three double bedrooms, one with en suite, and the family bathroom. The fourth double bedroom is on the second floor.

Outside is a sunny, private garden with a low maintenance decked terrace. To the front are two off street parking spaces with an electric charging point.

This property is situated at the end of a quiet cul-de-sac and conveniently located to both Clapham Junction and Queenstown Road stations. There is also John Burns Primary School located a short walk away.

Additional Information

Services

Gas heating
Mains water, sewerage and electricity
Internet FTTC
Mobile phone coverage very good

EPC

C 77

Local Authority

Wandsworth Borough Council, band G

Deposit

Holding deposit: £1,073
Total deposit: £6,438

Pets

One well behaved pet considered

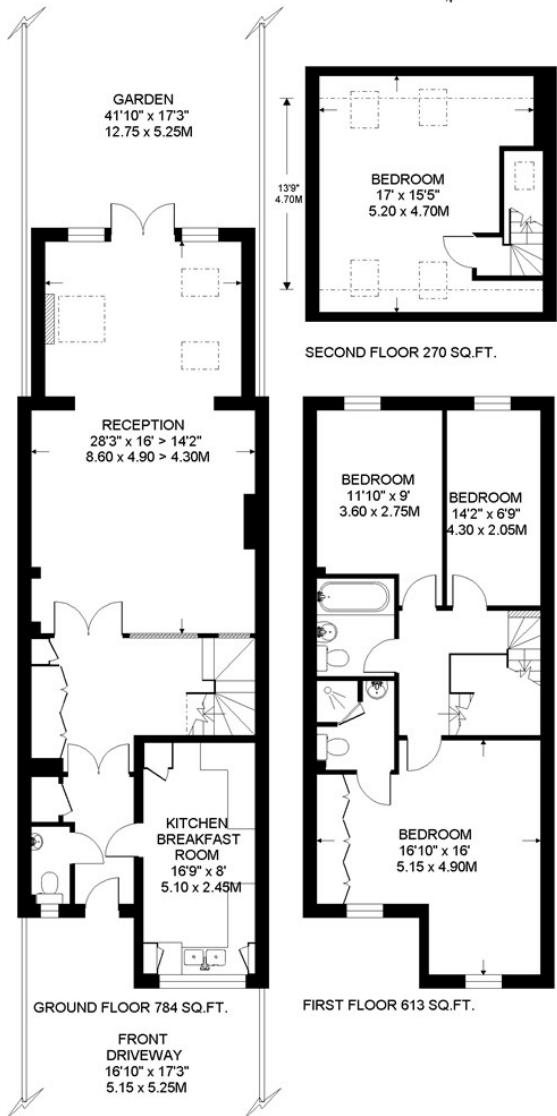
Other

Option to rent part furnished
Bills not included



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	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	

APPROXIMATE INTERNAL FLOOR AREA
1667 SQ.FT / 154.8 SQ.M.



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
- 3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the let nor with regards to parts of the property which have not been photographed
- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

Lettings - Winchester
01962 763908
lettings@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford
bcmwilsonhill.co.uk