Toynbee Road, London

Monthly Rental Of £3,200

4 Bedrooms | 3 Bathrooms | 2 Reception

Summary:

Ivy Gate are pleased to present to market this stunning and completely refurbished four bedroom family home. Situated on a sought after residential road within close proximity to both Raynes Park and Wimbledon, the property offers open plan living accommodation and has been finished to exacting standards throughout. To the ground floor is a spacious reception room with bespoke fitted cupboard space. Leading through to the kitchen/dining area you are welcomed into an extremely bright and airy room with ample built in storage, high specification appliances and bi-fold doors giving access to the rear garden. To the first floor are two good sized double bedrooms, one with ample built in storage, a third single bedroom and a beautifully designed family bathroom. The spacious master suite is located on the second floor offering a large ensuite shower room.

Four bedrooms

Refurbished throughout

Ensuite bathroom

Garden

Stunning condition

Unfurnished

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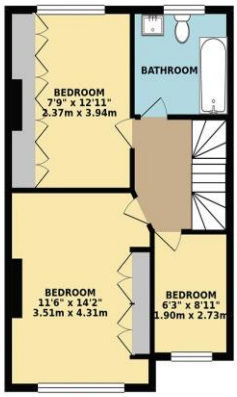
GROUND FLOOR 625.75 sq. ft.
(58.13 sq. m.)

1ST FLOOR 466.62 sq. ft.
(43.35 sq. m.)



2ND FLOOR 312.34 sq. ft.
(29.02 sq. m.)

TOTAL FLOOR AREA : 1404.71 sq. ft. (130.50 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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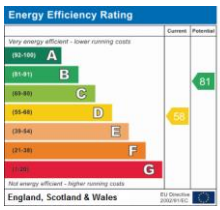
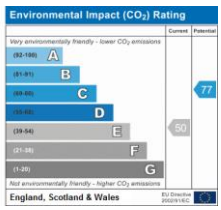
Tenure:

Council Tax: F

Local Authority: London Borough of Merton

EPC Rating: D





MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.