



SANDGATE LANE, LONDON, SW18

£5,000 per month*

Carter Jonas

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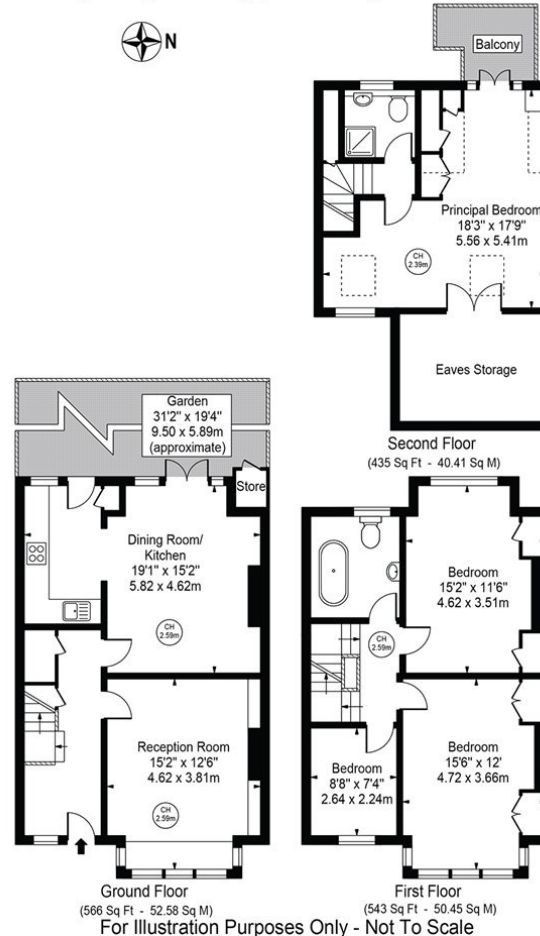
Excellent four bedroom family home a short walk from Wandsworth Common Overground and Tooting Bec (Northern Line), and nearby many excellent schools including Beatrix Potter, Finton House, Holy Ghost, Hornsby House, Broomwood Prep Girls, and Oliver House.

Period family home
 Excellently presented
 Fenced rear garden
 4 bedrooms
 Juliet balcony
 2 bathrooms (one en-suite)
 Unfurnished
 Store
 Wandsworth Common Overground
 Tooting Bec (Northern Line)
 Schools
 Wandsworth Common

Sandgate Lane runs off Burntwood Lane and is nearby to Wandsworth Common, with Bellevue Road offering a range of shops, bars and restaurants. Wandsworth Common Overground (12 minutes to Victoria) is a short walk away, or Tooting Bec for the Northern Line tube.

Holding Deposit (1 Weeks' Rent): £1,153.84
 Security Deposit (5 Weeks' Rent): £6,923.07
 Minimum Tenancy Length: 12 Months
 Wandsworth Council Tax Band: F

Sandgate Lane
 Approx. Gross Internal Area 1544 Sq Ft - 143.44 Sq M
 (Including Eaves Storage, Restricted Height Area & Excluding Store)
 Approx. Gross Internal Area 1399 Sq Ft - 129.97 Sq M
 (Excluding Eaves Storage, Restricted Height Area & Store)



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
	B (81-91)		84
	C (69-80)		
	D (55-68)	66	
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		

England, Scotland & Wales EU Directive 2002/91/EC

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Classification L2 - Business Data

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