



TITCHWELL ROAD, LONDON, SW18

Carter Jonas

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Approximate Floor Area = 152.46 sq m / 1641 sq ft

A substantial 3 / 4 bedroom house with off street parking located within a short walking distance from Earlsfield and Wandsworth Common.

- 3 / 4 double bedrooms
- 1 bathroom
- Kitchen
- Two reception rooms
- Off Street Parking
- Large garden
- Greenhouse and shed
- Unfurnished

The house is close to Beatrix Potter School and Earlsfield Primary School.

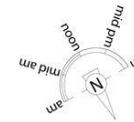
Upon entry, there is a large entrance hall, which has access onto a study with utility room, a dining room (which could also be used as bedroom), and large living room and the kitchen. Both the living room and kitchen have access to the garden, which has been well kept. Upstairs, there are three double bedrooms and a bathroom. There is also off street parking. Titchwell Road is just off Magdalen Road. The house is also accessible off Burntwood Lane via Ellerton Road.

Minimum tenancy length: 12 months
Council Tax Band (Wandsworth Council): Band G
Tenancy Deposit = 6 weeks rent - £6,230.76
Holding Deposit = 1 weeks rent - £1,038.46

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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.



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