



## 94 WYCLIFFE ROAD

Battersea, London SW11 5QR

TO LET

£4,500 pcm



# 94 Wycliffe Road

Battersea, London SW11 5QR

Clapham Junction 1 mile | Battersea Park 1.3 miles | Chelsea 2.2 miles

Mileages and times approximate

## 4 Bedrooms

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

### THE PROPERTY

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

This immaculately presented property benefits from having been refurbished throughout. The accommodation comprises a luxury, well equipped kitchen with Range cooker and plenty of space for a breakfast table. The bright and spacious living room includes a gas fireplace, 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 a primary school located a short walk away.

### ADDITIONAL INFORMATION

#### Services

Mains water and drainage. Gas central heating. Bills not included. Option to rent part furnished.

#### Local Authority

Wandsworth Borough Council, Band G.

#### EPC

C 77

#### Pets

Considered, rent may vary.

Holding deposit £1,246

#### Total deposit

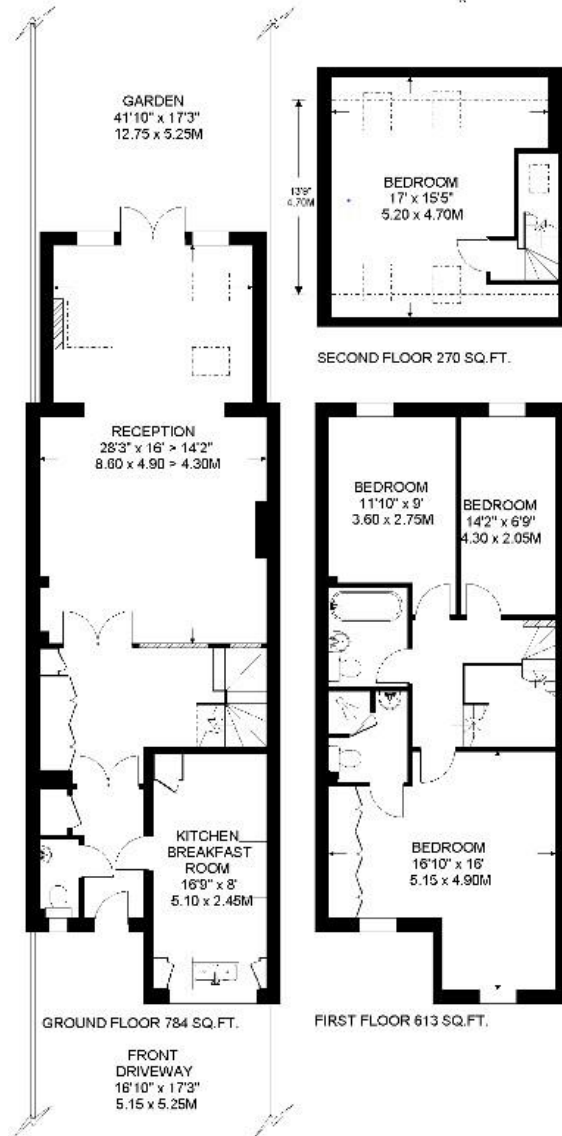
£6,230

#### Directions

From Clapham Junction, head north-east on St John's Hill/A3036 towards St John's Road. Turn left onto Latchmere Road/A3220. Turn right onto Sabine Road and then turn left onto Eversleigh Road, slight left to stay on Eversleigh Road then turn right onto Wycliffe Road. Turn left to stay on Wycliffe Road until you arrive.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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