



**BROOKWOOD ROAD, LONDON, SW18**  
£4,250 per month\*

**Carter Jonas**

# BROOKWOOD ROAD, LONDON, SW18 5BQ

- Four bedrooms
- Two bathrooms
- Additional downstairs WC
- Garden
- Utility room
- 1608 approx sq ft
- Excellent transport links
- 0.3 miles to Southfields Underground station

## THE PROPERTY

The house offers contemporary living with a bespoke German kitchen and granite surface tops. A large central island provides for casual entertaining and working space. Adjacent is a living room featuring a vaulted ceiling and bifold doors which open to a low maintenance garden. This second living room offers the opportunity for a sitting room, dining room or both. A further sitting room is situated at the front of the house.

The first floor features a bathroom with shower and a bath. Two double bedrooms (one presently used as a study) and a large third bedroom with views of gardens. The second floor comprises a large master bedroom with a bathroom featuring a double ended bath, new separate free-standing shower and Duravit sanitary ware. Finally, the ground floor has a WC, under stair storage and a utility area.

This is a nice house with thoughtful design in a location where you can enjoy all the amenities of Southfields and easy access to central London.

EPC Rating: C

Council tax band E (refer to Wandsworth's council website for current cost).

Available for a minimum term of 12 months.

Mains gas central heating, mains electric and mains water.

Internet & Mobile:

Further information on availability and speeds can be found on Ofcom's website

At a rent of £4,250 per month:

Holding deposit of 1 weeks rent £980.76

Security deposit of 6 weeks rent £5,884.61

This 4-bedroom house offers light, spacious and contemporary living within the Southfields Grid. The tube (0.3m) and Earlsfield British Railway Station are within easy walking distance as are 3 parks, local schools and all the amenities of Southfield's Village.





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## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	London Borough of Wandsworth - Council Tax Band E

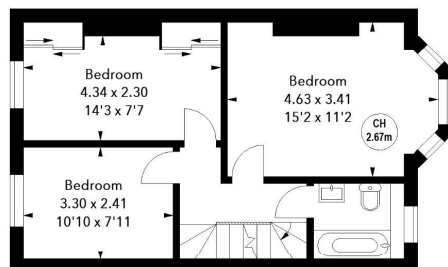
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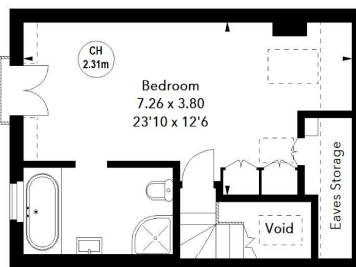
Brookwood Road, SW18  
Approximate Area = 149.38 sq m / 1608 sq ft  
(Including Eaves Storage)  
Eaves Storage Area = 2.88 sq m / 31 sq ft

Key :  
CH - Ceiling Height



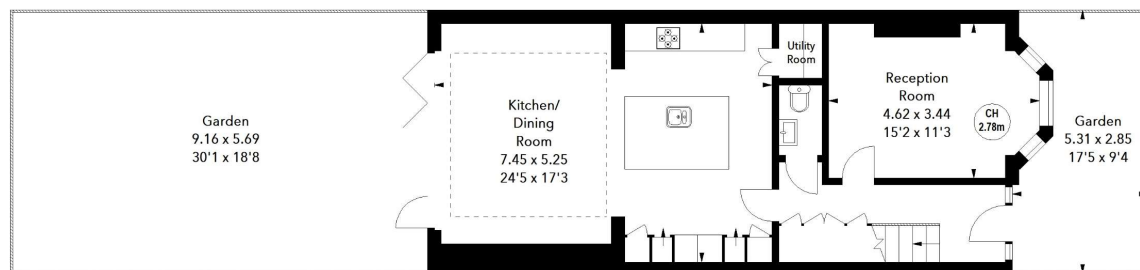
First Floor

Approx. 45.52 sq m / 490 sq ft



Second Floor

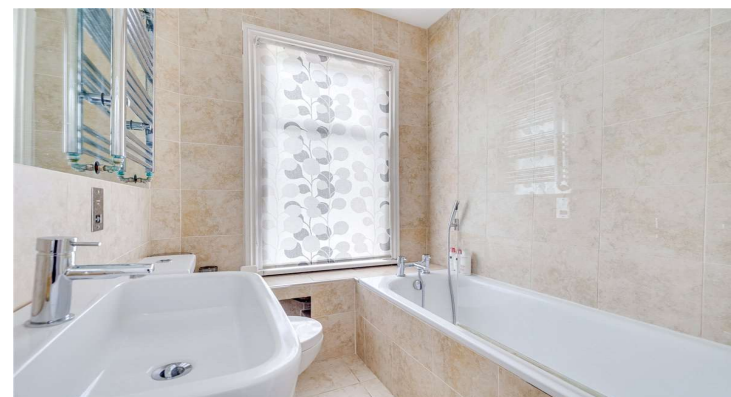
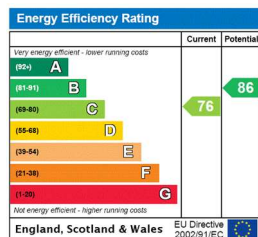
Approx. 38.09 sq m / 410 sq ft



Ground Floor

Approx. 65.77 sq m / 708 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



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Classification L2 - Business Data

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