



**WISETON ROAD, LONDON, SW17**  
£5,500 per month\*

**Carter Jonas**



# WISETON ROAD, LONDON, SW17

Rare opportunity to rent a stunning and immaculately refurbished 4 bedroom Victorian terraced house in the heart of Bellevue Village. Finished to a superb standard throughout and minutes from Wandsworth Common overland (direct to Victoria) and a short walk to the Northern Line (Balham or Tooting Bec).

Bellevue Village  
Victorian terraced house  
Four bedrooms  
Two bathrooms  
Downstairs WC  
Ample built-in storage  
Garden shed (with lawnmower)  
Newly re-furnished throughout (brand new plumbing, electrics, boiler, flooring, kitchen and bathrooms)  
Charming mature garden  
High-ceilings throughout and large, airy rear extension  
Choice of excellent schools nearby (including Finton House, Hornsby House and Marmalade Bear)  
Bellevue Road  
Wandsworth Common  
Balham and Tooting Bec Tube (Northern Line) Wandsworth Common overland to Victoria

Wiseton Road runs off Bellevue Road therefore moments from the Common, cafes, restaurants, supermarkets and transport links. Northcote Road and Balham also in easy walking distance.

Minimum tenancy length: 12 months  
Council Tax Band: G  
Holding deposit (1 weeks' rent): £1,269.23  
Security deposit (5 weeks' rent): £6,346.15

- Council Tax Band = G
- Deposit Required = £6,346.15
- Minimum term 12 months
- Four Bedrooms
- Two Bathrooms
- Mature Garden
- Newly Re-furnished Throughout
- Wandsworth Common
- Bellevue Road
- Balham and Tooting Bec Tube (Northern Line)
- Wandsworth Common overland to Victoria
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Wiseton Road, SW17

Approximate Gross Internal Area = 156.2 sq m / 1681 sq ft  
(Excluding Areas With Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 15.2 sq m / 164 sq ft  
Total = 171.4 sq m / 1845 sq ft

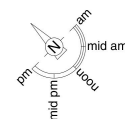


Ground Floor  
82.6 sq m / 889 sq ft

First Floor  
51.1 sq m / 550 sq ft

Second Floor  
37.7 sq m / 406 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and 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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## IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.