



HEIGHTS CLOSE, LONDON, SW20
£3,000 per month*

Carter Jonas

HEIGHTS CLOSE, LONDON, SW20

- Three bedrooms
- Two reception rooms
- Off street parking
- Garage
- 0.8 miles to Raynes Park Station
- 1405 Square Feet
- Unfurnished

THE PROPERTY

This well-proportioned property is arranged over three floors, offering flexible living spaces ideal for modern family life.

The ground floor features a generous integral garage, a dedicated study, perfect for home working, a practical utility room, and a convenient downstairs WC.

On the first floor, you'll find a bright and airy reception room with a desirable southerly aspect, filling the space with natural light throughout the day. A separate dining room offers an ideal setting for entertaining, while the well-equipped kitchen provides plenty of storage and preparation space.

Upstairs, the top floor hosts the principal bedroom complete with an ensuite shower room, two further bedrooms, both with built-in storage and a family bathroom.

Heights Close is a quiet cul-de-sac located just 0.8 miles from Raynes Park station, providing quick and easy access to London Waterloo. The area is also well-served by a range of excellent local schools, making this an ideal choice for families.

A spacious and versatile three-bedroom home tucked away in a peaceful residential cul-de-sac.



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 Merton - Council Tax Band G

- EPC Rating: D
- Council tax band: G (refer to Merton Council's website for current cost).
- Mains gas central heating, mains electric and metered mains water.
- Internet: Ultrafast broadband available Mobile signal: EE and O2 indoors, EE, Three, Vodafone and O2 outdoors. Further information on internet and mobile availability and speeds can be found on Ofcom's website.
- At a rent of £3,000 per month:
- Holding deposit of 1 weeks rent £692.30
- Security deposit of 5 weeks rent £3,461.53
- Available for a minimum term of 12 months.

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



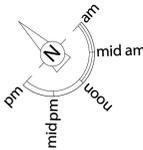
Heights Close, SW20

Approximate Floor Area = 130.53 sq m / 1405 sq ft
 (Including Garage and Excluding Store)
 Garage = 15.23 sq m / 164 sq ft
 Store = 0.44 sq m / 5 sq ft

 = Reduced head height below 1.5m



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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