



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

**Carter Jonas**



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## 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.

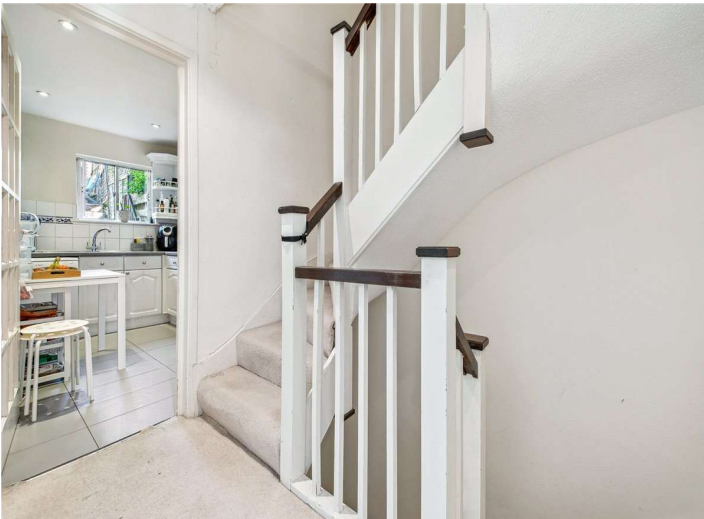
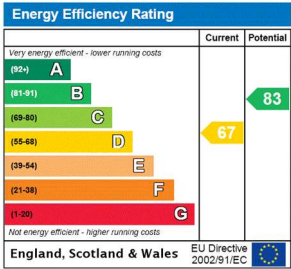




# ADDITIONAL INFORMATION

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.




## 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

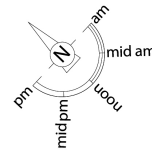


Ground Floor

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.

**Carter Jonas**

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