



PULBOROUGH ROAD, LONDON, SW18

£4,000 per month*

Classification L2 - Business Data

PULBOROUGH ROAD, LONDON, SW18

This desirable location offers excellent convenience, with an array of shops, restaurants, and superb transport links in Southfields, making it an ideal choice for families and professionals alike.

The property has been tastefully decorated in a neutral palette, creating a bright and welcoming atmosphere throughout. The ground floor comprises a spacious front reception room with elegant wooden flooring, providing a stylish yet comfortable living space.

To the rear, a second reception room/dining room offers direct access to a large lawned garden, perfect for outdoor entertaining and family activities. The modern fitted kitchen is well-equipped with contemporary appliances and ample storage, catering to both everyday living and more formal occasions.

Upstairs, the property features a generous principal bedroom alongside three further well-proportioned double bedrooms, one of which benefits from its own private balcony. A family bathroom and an additional shower room ensure convenience for a busy household.

With its excellent location, generous living space, and well-proportioned bedrooms, this charming home offers an exceptional opportunity for those seeking a spacious and well-connected residence in Southfields.

At a rent of £4,000 per month:

Holding deposit of 1 weeks rent £923.08

Security deposit of 5 weeks rent £4,615.40

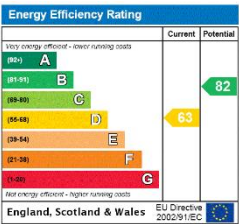
**A beautifully presented and well-proportioned four-bedroom family home,
ideally positioned within the highly sought-after Pulborough Triangle in
Southfields.**

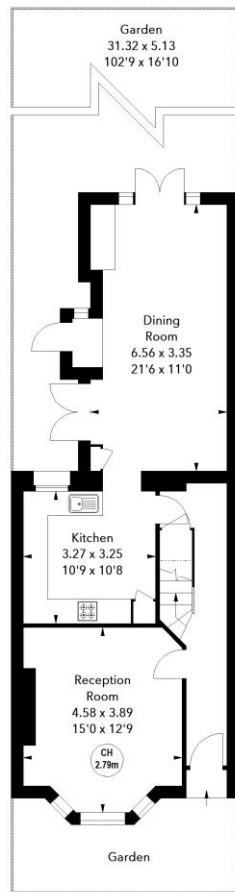


- Four double bedrooms
- Two reception rooms
- Central Southfields location
- Two bathrooms
- Large garden
- 0.3 miles to Southfields tube station, benefiting from the District Line
- 1652 sq ft

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 F
Utilities	Mains gas central heating, mains electric and metered mains water
Internet and mobile signal	Ultrafast broadband available. EE and Three indoors; Three, EE, Vodafone and O2 outdoors. Further information on internet and mobile availability and speeds can be found on Ofcom's website

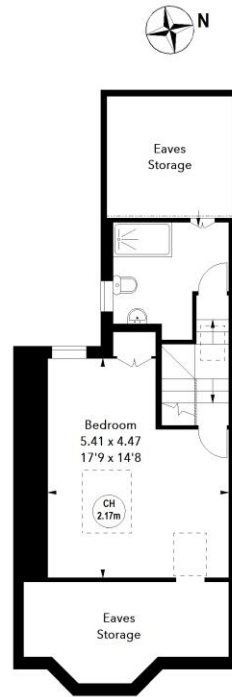




Ground Floor
Approx. 60.76 sq m / 654 sq ft



First Floor
Approx. 58.34 sq m / 628 sq ft



Second Floor
Approx. 54.25 sq m / 584 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.

Pulborough Road, SW18
Approximate Area = 173.35 sq m / 1866 sq ft
(Including Eaves Storage)
Eaves Storage Area = 19.88 sq m / 214 sq ft



T: 020 7518 3260

24 Replingham Road, London, SW18 5LR

E: sou.res.lets@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.