



**PETRAS  
PROPERTY**



## **36 Crieff Road, London, SW18 2EA**

### **£6,300 Per month**

A substantial six bedroom family home close to Wandsworth Common.

The house is arranged over four floors stretching over 3,000 sq ft.

As you enter, you have a formal reception room to the front which leads through to a smaller reception room/study. The large eat in kitchen opens onto the garden to the rear. On the lower ground floor, there is a large reception room/playroom, a kitchenette/utility room, a cloakroom and a bedroom with ensuite shower room. Over the top two floors, there are a further five bedrooms and three bathrooms including the master suite.

Crieff Road is a quiet residential road close to Wandsworth Common. The house is available to rent from November on an unfurnished basis.

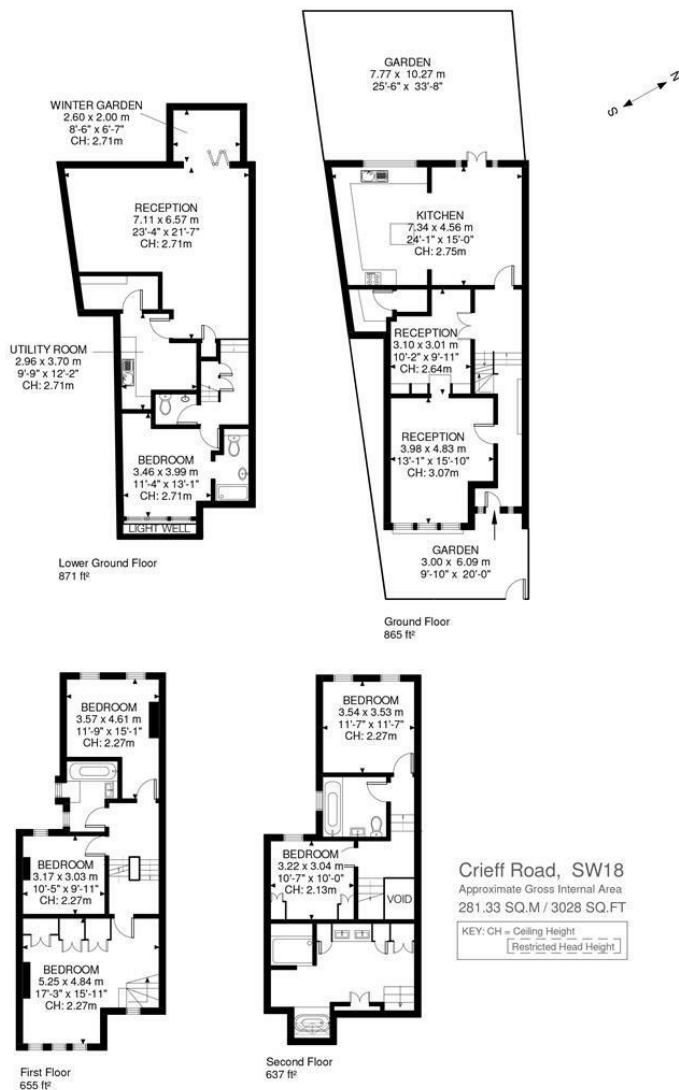


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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