



**PETRAS  
PROPERTY**



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

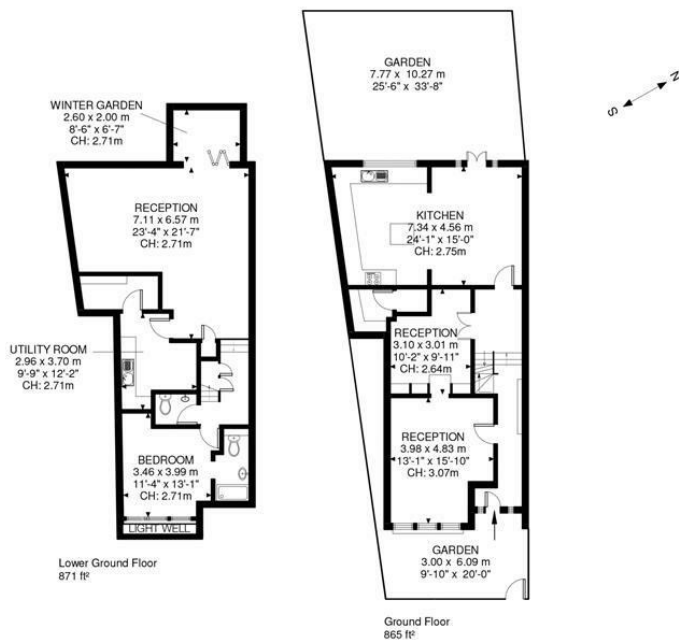
### **£6,300 Per month**

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.



Crieff Road, SW18  
 Approximate Gross Internal Area  
 281.33 SQ.M / 3028 SQ.FT

KEY: CH = Ceiling Height  
 [Restricted Head Height]

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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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