

**TO LET**  
**WIMBLEDON HILL ROAD**  
**, SW19 7QS**



Well presented lower ground floor conversion apartment within period property close to both Wimbledon Village and Wimbledon Town Centre. The accommodation benefits from wooden flooring throughout and comprises a spacious living room with an exposed brick feature wall, fully fitted separate modern kitchen, double bedroom with built in wardrobes, further single bedroom/study and a fully tiled three piece bathroom suite. The property also benefits from allocated off street parking. Available 10th December - Unfurnished - EPC Rating D - Council Tax Band E - Holding Deposit £461.00 - Total Deposit £2,305.00

**£2,000 PCM Per Calendar Month**

020 8971 3800  
24 High Street Wimbledon, Wimbledon, SW19 5DX



**2 Bedrooms**  
**1 Bathrooms**  
**1 Reception rooms**

**EPC Rating: D**

**Available From: 10th December 2024**

Note: andrew scott robertson for itself and for the lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 3800