



# Downe Lodge

39 Merton Road, SW18

£2,500 pcm

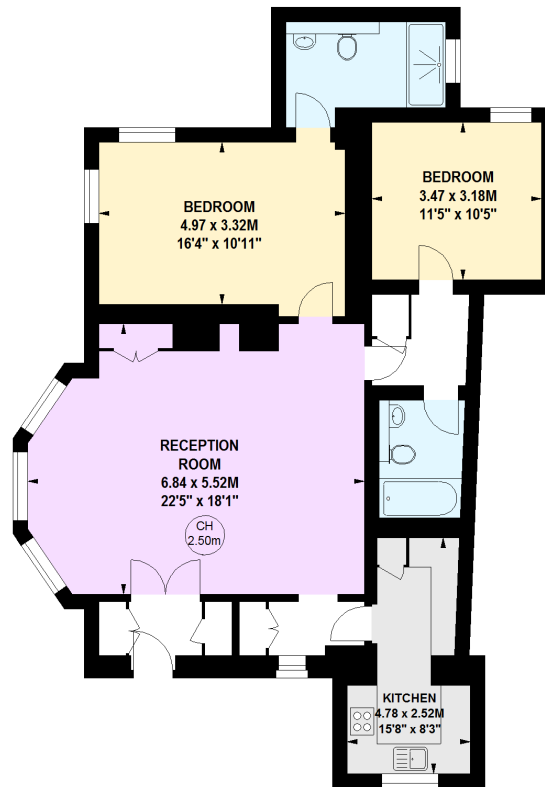
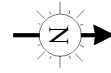
An opportunity to rent a 2 bedroom apartment set within this lovingly refurbished Grade II listed Georgian conversion. This beautifully presented property offers a wealth of living space & boasts 2 double bedrooms, 2 bathrooms & allocated parking.

**CHESTERTONS**

# Downe Lodge, SW18

Approximate gross internal area  
101.73 sq m / 1095 sq ft

Key :  
CH - Ceiling Height



## Lower Ground Floor

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.  
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**Tenure:** Long Let, Minimum term 12 months

**Furnished, Part Furnished**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.com/property-to-rent/applicable-fees](https://www.chestertons.com/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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