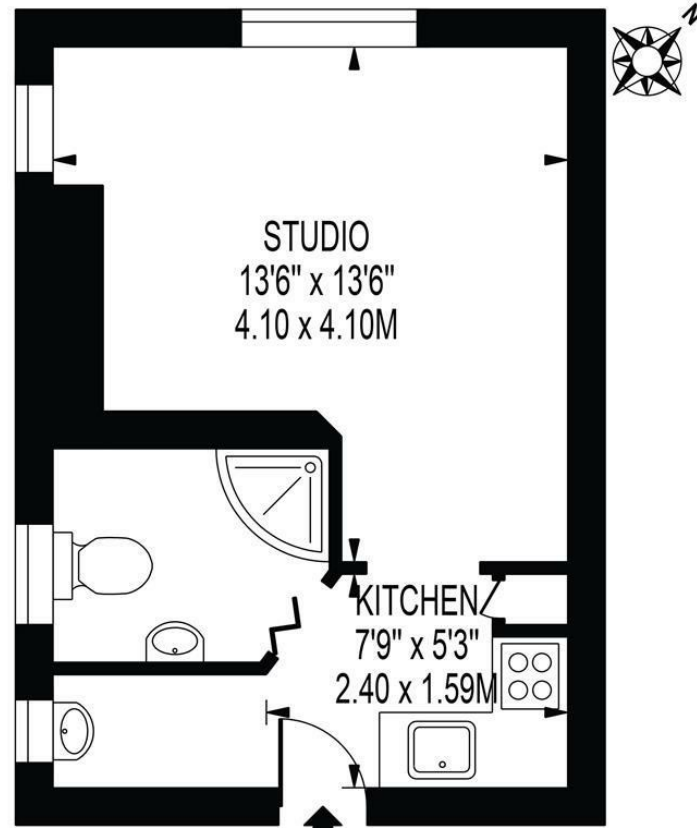


**MANSEL ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 251 SQ FT - 23.35 SQ M



**FIRST FLOOR**

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



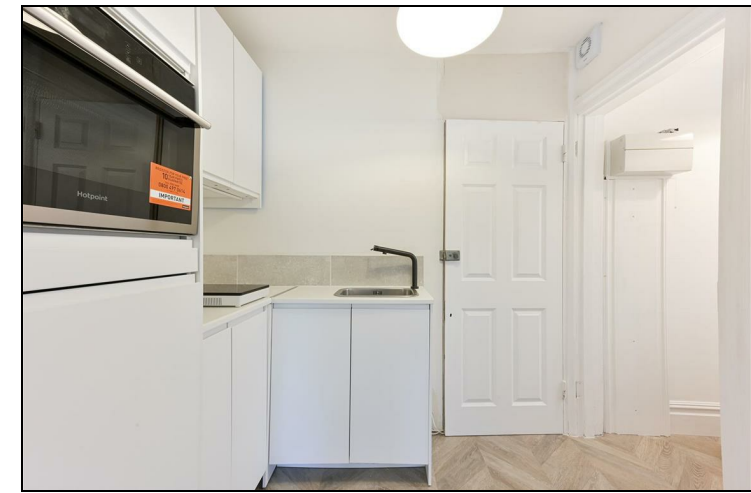
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



**£1,250 :**

FANTASTIC NEWLY REFURBISHED STUDIO FLAT  
CLOSE TO CENTRAL WIMBLEDON

RECENTLY REFURBISHED STUDIO FLAT in a beautiful period conversion, situated in a FANTASTIC LOCATION, just 5 minutes walk from WIMBLEDON STATION and town centre, and 10 minutes to WIMBLEDON VILLAGE with its boutique shops and restaurants. EPC band E. Council tax band B.



### SPECIFICATION:

- Recently refurbished
- First floor in a period conversion
- 5 minutes walk to Wimbledon station
- Close to Wimbledon Village
- Shower room
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band E
- Council tax band B