

## Pelham Road Wimbledon, SW19 1PA

£4,200 PCM



LARGE FOUR BEDROOM, TWO BATHROOM house, located a short walk from both Wimbledon station/town centre and South Wimbledon tube. The property boasts a contemporary decor throughout, with a large double reception room, ground floor toilet, and an eat-in integrated kitchen with under floor heating, which leads on to a private garden. To the upstairs of the house, are THREE DOUBLE BEDROOMS with FITTED WARDROBES, two bathrooms and a further large single bedroom.

EPC band D. Council tax band F.

FAMILIES OR UP TO FOUR PROFESSIONAL SHARERS CONSIDERED.



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.



- Four bedrooms
- Two bathrooms
- Central Wimbledon location
- Ground floor toilet
- Spacious accommodation - 133 m sq
- One months rent in advance
- Damages deposit = 5 weeks rent
- Holding deposit = one weeks rent
- EPC band D
- Council tax band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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