

## Trinity Road Wimbledon, SW19 8QS

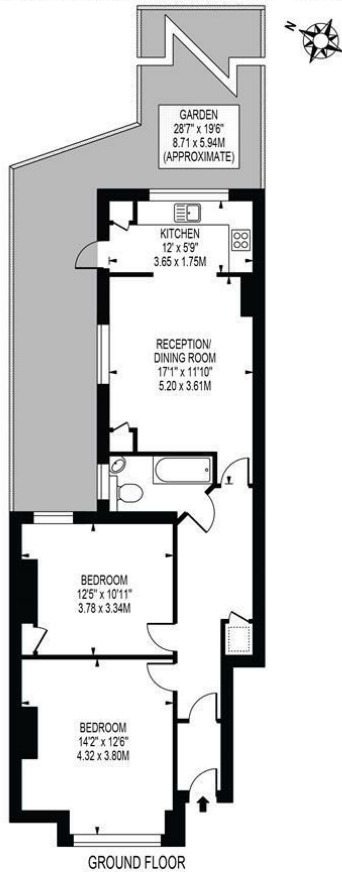
£2,500 PCM



This BEAUTIFUL GROUND FLOOR TWO DOUBLE BEDROOM period maisonette, with low maintenance private rear garden is perfect for a small family or professionals looking for a convenient location, being within 10 minutes walk of both Wimbledon town centre and train station, and South Wimbledon tube (Northern line). The newly decorated interior adds a modern touch to the property, along an open plan kitchen/reception room with wood flooring and integrated appliances including a DISHWASHER and plantation shutters to the double glazed windows. The real highlight is the TRANQUIL PRIVATE GARDEN with astroturf, making it the ideal space for a BBQ or glass of wine in the summer!  
EPC band C. Council tax band D.

\*\* Please note BT Fibre Broadband is already connected and can be used for £45pm.

TRINITY ROAD  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 739 SQ FT - 68.64 SQ M



GROUND 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.



- Modern Kitchen with Dishwasher
- Two Double Bedrooms
- Wood Flooring
- Low Maintenance Private Garden with Astorturf
- Pets Considered
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC Band C
- Merton Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(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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