

Pelham Road Wimbledon, SW19 1NP

£1,875 PCM

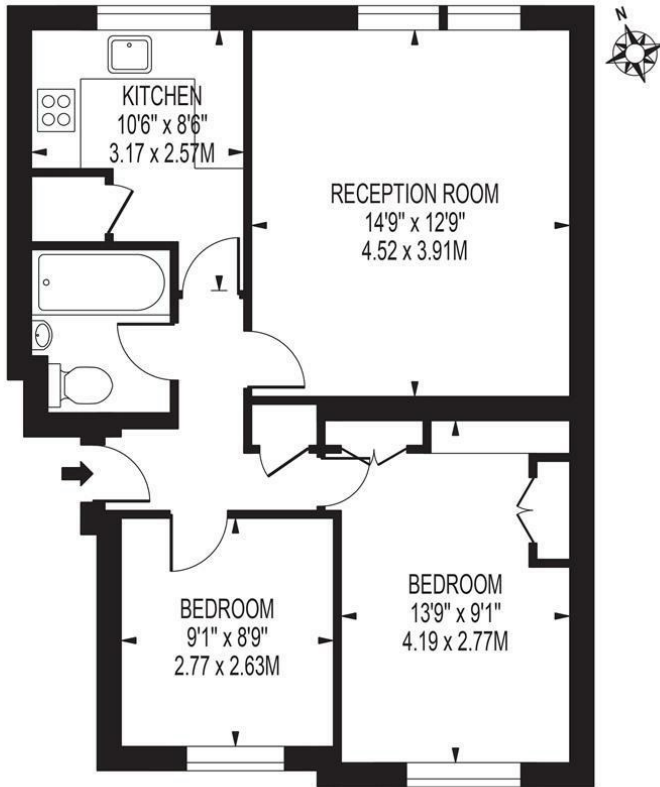


Well presented TWO DOUBLE BEDROOM purpose built first floor flat, situation in a great location, just a short walk from both WIMBLEDON TOWN CENTRE/STATION AND SOUTH WIMBLEODN TUBE.

Benefits include large reception room with lots of natural light, large master bedroom with fitted wardrobes, and second double bedroom. Fitted kitchen and modern bathroom. Street permit parking. EPC band D. Council tax band D.

MARTIN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 583 SQ FT - 54.17 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.



- Two double bedrooms
- First floor purpose built apartment
- Double glazing
- Modern bathroom
- Large reception
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- Council tax band D
- EPC band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(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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