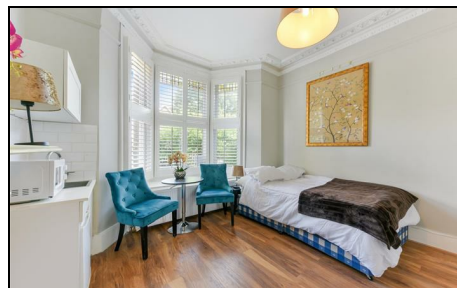


**49 Queens Road
Wimbledon, SW19 8NP**

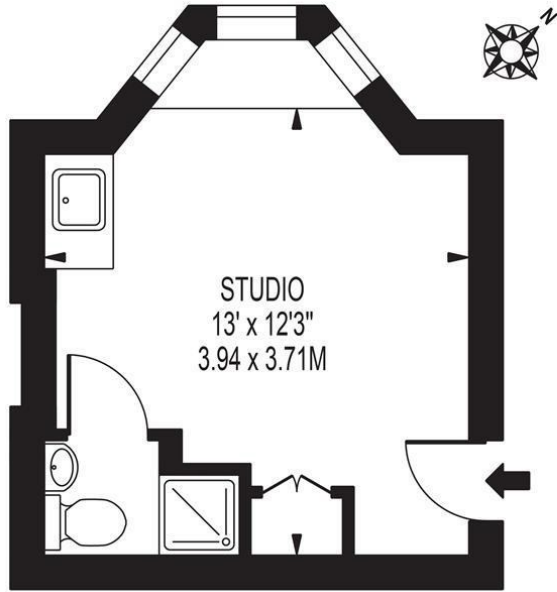
£1,250



**FANTASTIC STUDIO FLAT LOCATED 5 MINUTES WALK FROM WIMBLEDON STATION (zone 3)/TOWN CENTRE. With a MODERN FINISH throughout, the studio is open plan and features wood flooring, neutral decor, kitchenette and shower room. FURNISHED.
Bills £200 per months on top of the rent. Single occupiers only please.**

QUEENS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 156 SQ FT - 14.50 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.



- Ground Floor Studio Flat
- Shower Room
- Furnished
- Single Occupants Only
- Central Wimbledon
- £200 for all Bills
- One Months Advance Rent
- No Admin Fees
- Five Weeks Deposit
- EPC D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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.

Celebrating 30 years of successful Sales and Lettings in Merton

