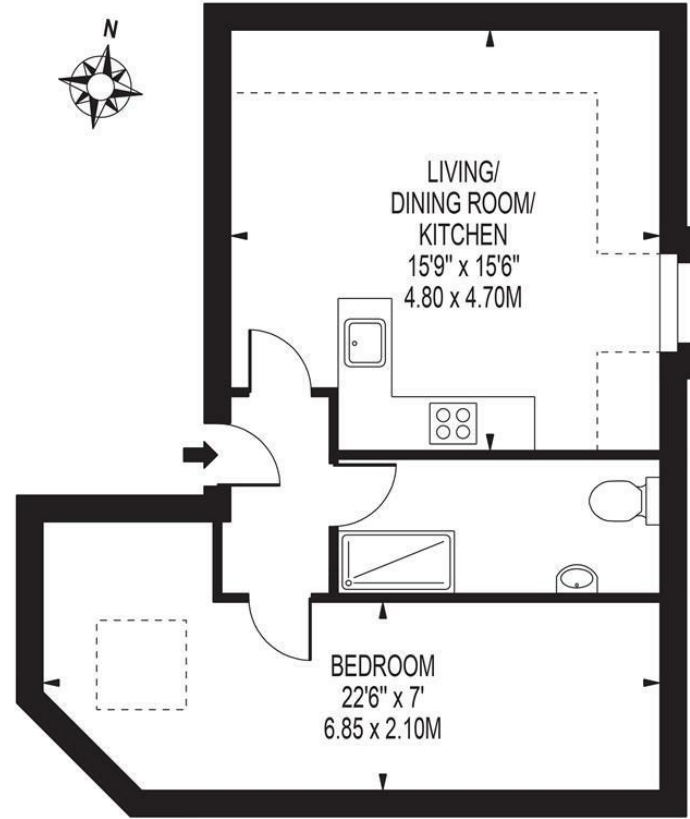


**THE MANOR CLUB**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 503 SQ FT - 46.72 SQ M  
 (INCLUDING RESTRICTED HEIGHT AREA)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 59 SQ FT - 5.46 SQ M



**THIRD 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) 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                             | 79                      | 79        |
|   | EU Directive 2002/91/EC |           |

## Kingston Road Wimbledon, SW19 1LA



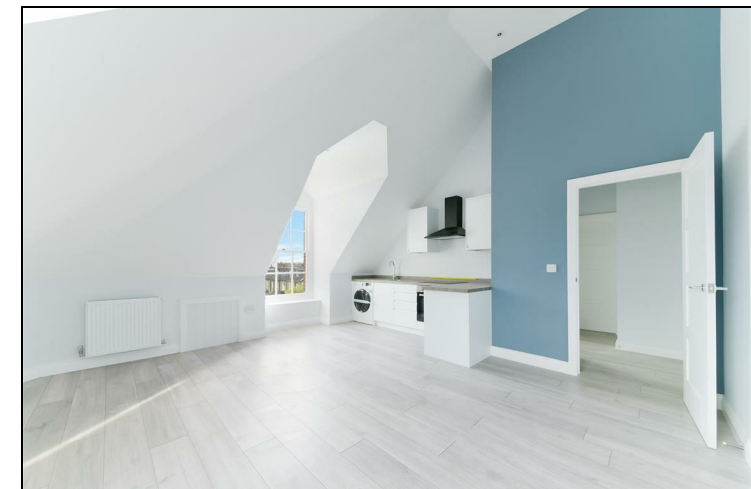
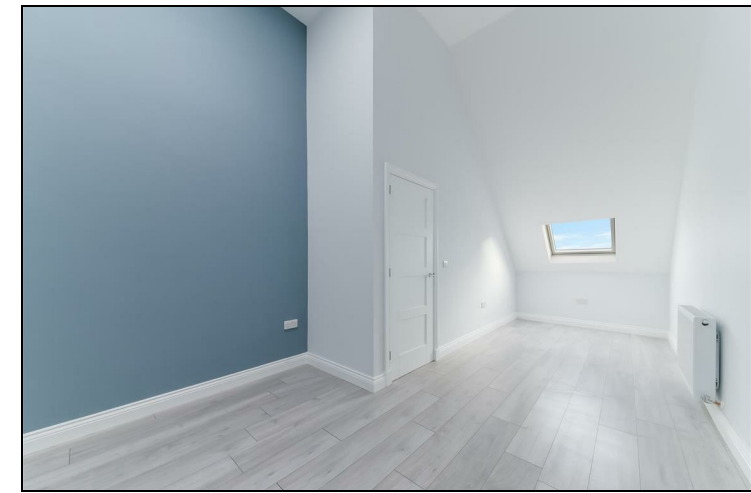
**£1,650 PCM:**

RECENTLY REFURBISHED ONE BEDROOM APARTMENT  
 CLOSE TO THE NORTHERN LINE TUBE

Ideal for commuters is this modern one double bedroom top floor apartment, set in this beautiful Victorian, recently refurbished building. Located just four minutes walk to South Wimbledon tube and fifteen minutes to Wimbledon station and town centre with it's shops, bars and restaurants. Fitted kitchen including induction hob, and washer/dryer. Good size bedroom and contemporary shower room. Central heating via a highly energy efficient heat source pump. High ceilings.

\*\* Please note this is a car free development (parking permits not possible).

EPC band C. Council tax band C.



### SPECIFICATION:

- 503 square foot
- Modern recently built apartment
- Video entry phone
- 4 min walk to northern line tube
- Car free development (parking permits not possible)
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band C

