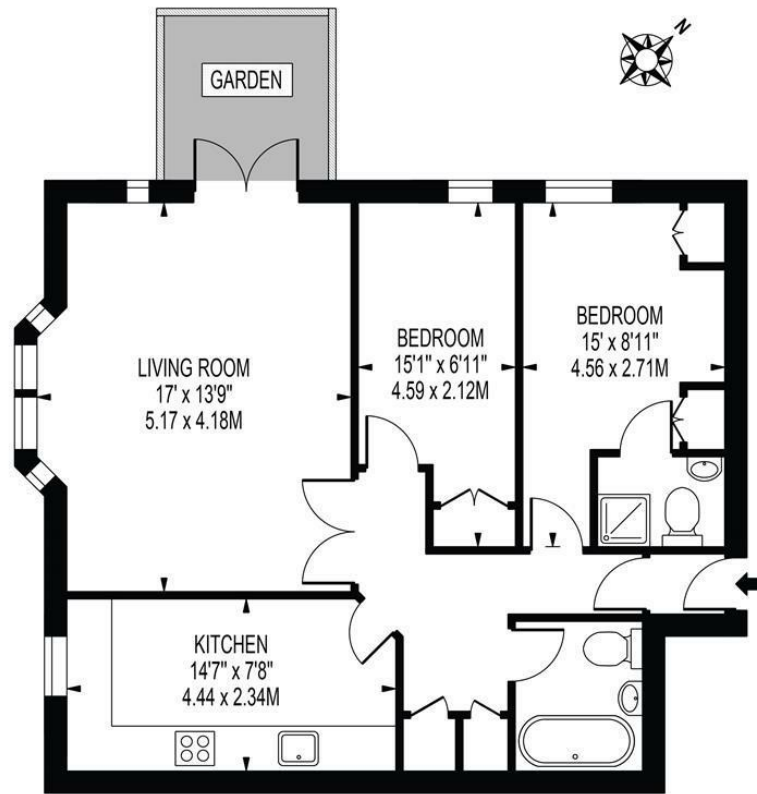


**PAVILLION COURT**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 704 SQ FT - 65.37 SQ M



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	69	71
(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	

## 7 Nursery Road Wimbledon, SW19 4JA



**£1,900 PCM:**

TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT

This wonderful modern TWO DOUBLE bedroom, TWO BATHROOM GROUND FLOOR apartment with TERRACE located in a fantastic purpose built development with SECURE UNDERGROUND PARKING, located approximately 10 mins walk of Wimbledon Station. Comprising spacious lounge/dining room, fully fitted kitchen (including DISHWASHER), two double bedrooms, master with en-suite shower and family bathroom. Wood flooring in hallway and lounge.

EPC band C

Council Tax Band F

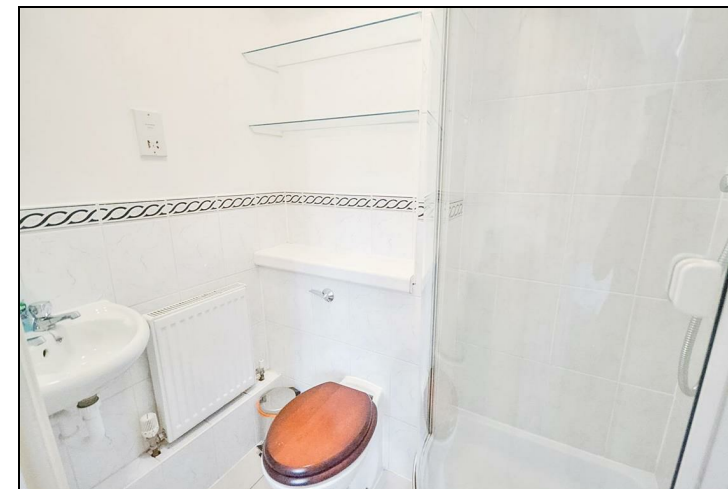


**Reception**

**Bedroom**

**Bedroom**

**Kitchen**



### **SPECIFICATION:**

- Two double bedrooms
- Underground parking
- Wood flooring in hallway and lounge
- Fully fitted kitchen
- Small patio garden
- First months rent in advance
- Five weeks deposit
- No admin fees
- EPC C
- Council tax band F

