

## Plough Lane Wimbledon, SW19 8HA

£2,000 PCM



**TWO BEDROOM GROUND FLOOR FLAT WITH PRIVATE GARDEN.** Located a short walk from both Haydons Road train station, Wimbledon park underground, and local shops.

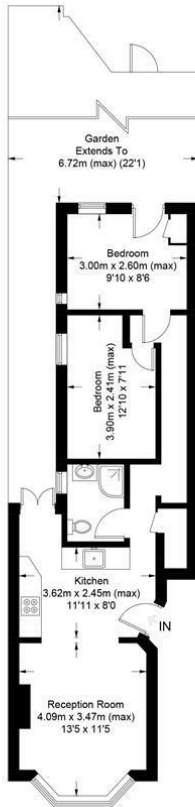
Features an open plan kitchen/reception with doors to the private garden, one double bedroom, second smaller double bedroom and and modern shower room.

EPC band D. Council tax band C.

**\*\* PETS CONSIDERED \*\***

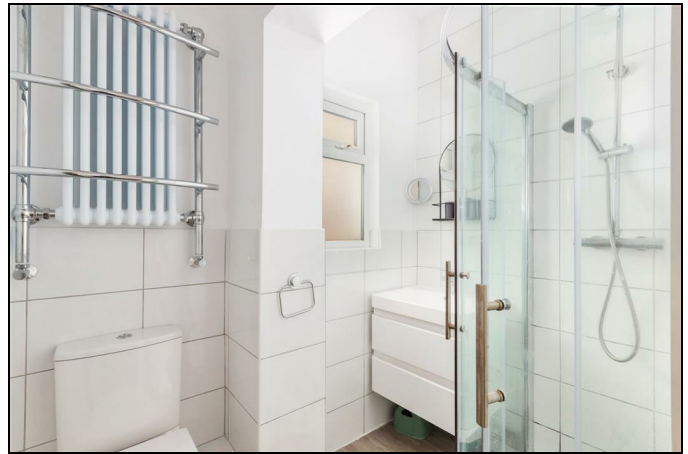
## Plough Lane, SW19

Approximate Gross Internal Area = 58.6 sq m / 631 sq ft



**Ground Floor**

This floor plan is for representation purposes only and is not drawn to scale.  
 The Gross Internal Area includes outbuildings shown on the plan.  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Period Property
- Two Bedrooms
- Ground Floor
- Pets Considered
- Modern Shower Room
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC Rating D
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(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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