

Deburgh Road Wimbledon, SW19 1DR

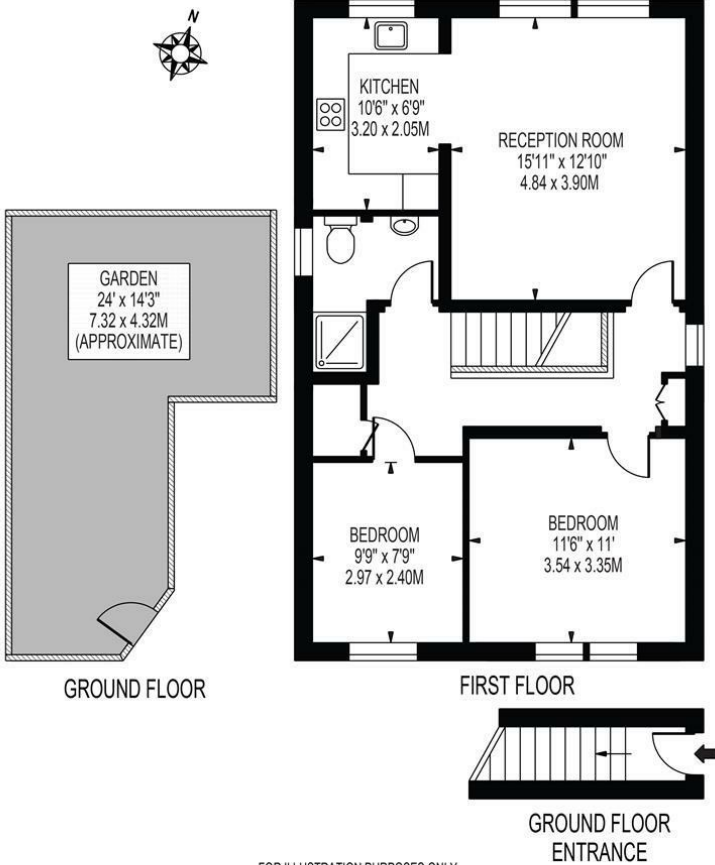
£1,800 PCM



A well presented TWO BEDROOM 1st floor flat located a short walk of both Colliers Wood and South Wimbledon tube stations (Northern line), and 1.1 miles from Wimbledon train station/town centre. Comprising of one double bedrooms, one single, reception room opening up to the kitchen, and shower room. Additionally benefits from a PRIVATE PATIO GARDEN and brick built shed.
EPC band B. Council tax band D.

DEBURGH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 725 SQ FT - 67.40 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.



- Two bedrooms
- A short walk to Northern line tube
- First floor maisonette
- Private patio garden & shed
- Gas central heating & double glazing
- One months rent in advance
- 5 weeks security deposit
- Holding deposit = one weeks rent
- Council tax band D
- EPC band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	78	78
(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.

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