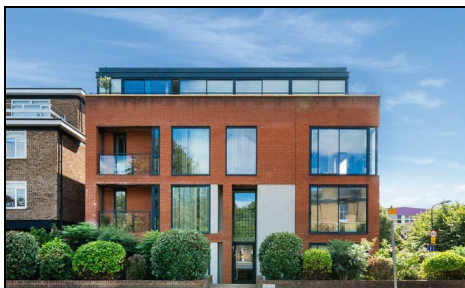


## Worple Road Wimbledon, SW19 4BP

£2,500 PCM



CONTEMPORARY TWO DOUBLE BEDROOM, TWO BEDROOM modern purpose built apartment with PRIVATE BALCONY. Located approximately 10 minutes walk to Wimbledon station and town centre.

The property has a good size open plan kitchen/reception room with wood flooring and balcony, two double bedrooms, master with ensuite shower room, and family bathroom. Lift available in the building. EPC TBC. Council tax band F. Furnished.

## WORPLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 754 SQ FT - 70.04 SQ M



FIRST 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.

- Two double bedrooms
- Two bathrooms
- Good size balcony
- 10 minutes walk to Wimbledon station/town centre
- Lift access
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC TBC
- Council tax band F



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

