

Nelson Road Wimbledon, SW19 1HU

£2,350 PCM



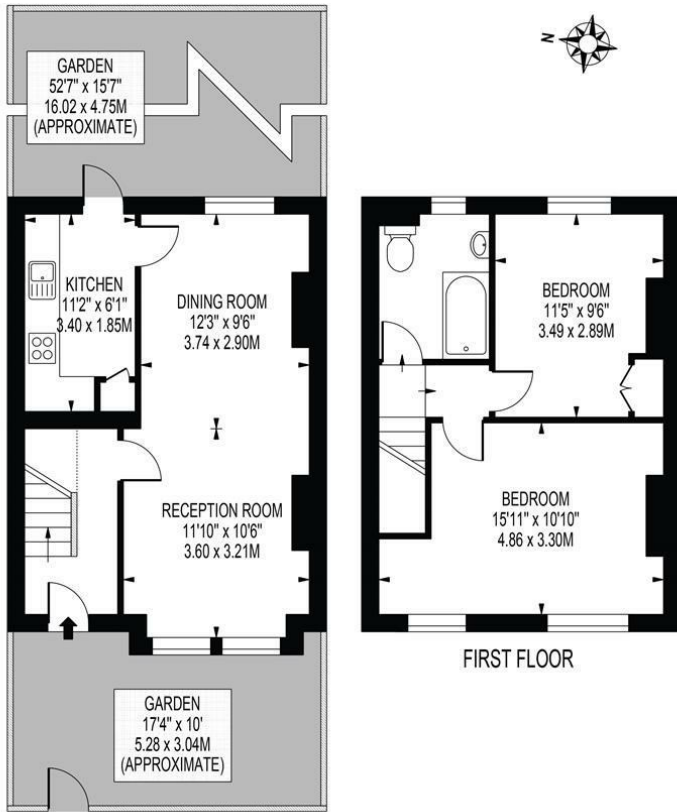
A BEAUTIFULLY PRESENTED AND TRADITIONAL TWO BEDROOM VICTORIAN HOUSE.

This home comprises of original wood flooring throughout the hall and double reception room, and a separate modern kitchen that leads to a large private garden. Furthermore are two generously sized bedrooms and a well presented bathroom. Nelson Road is situated 0.2 miles away from South Wimbledon Tube (Northern Line) and moments away from an array of amenities. Flexible on furnishings.

EPC Rating D.
Council Tax Band E

NELSON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 738 SQ FT - 68.58 SQ M

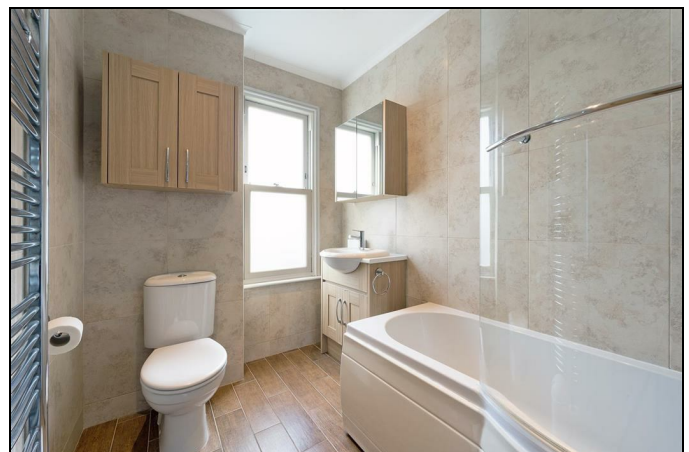
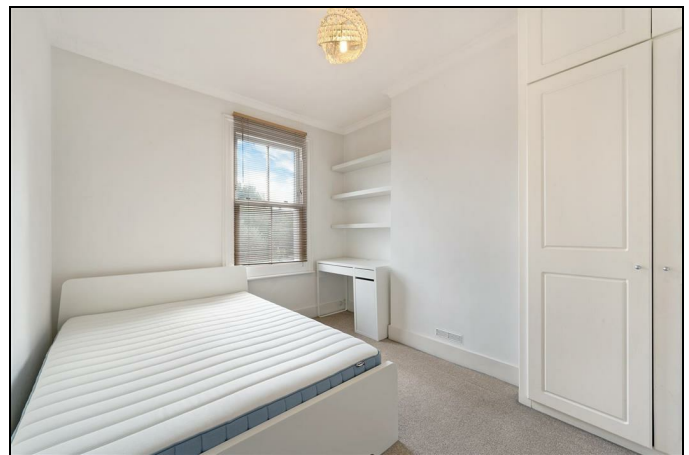


GROUND FLOOR

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
- Comes Furnished or Unfurnished
- Generous Garden
- 0.2 Miles From South Wimbledon Tube
- Close Proximity to Amenities
- One Months Rent In Advance
- Five Weeks Deposit
- Holding Deposit = One Weeks Rent
- Council Tax Band E
- EPC D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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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