

Cromwell Road Wimbledon, SW19 8LE

£2,250 PCM

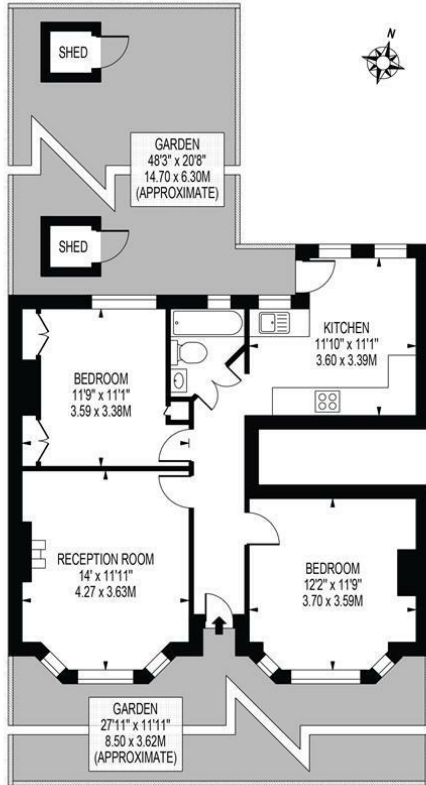


GROUND FLOOR TWO DOUBLE BEDROOM GARDEN FLAT, in a lovely double fronted period property on a quiet residential road 0.9 miles from Wimbledon town centre and station and less than 2 minutes from Haydons Road train station. Consists of living room, separate eat-in kitchen, two double bedrooms and bathroom with shower over the bath. Private lawned garden with shed, and laminate flooring. EPC C. Council tax band D.

PETS CONSIDERED.

**CROMWELL ROAD,
WIMBLEDON**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 636 SQ FT - 59.07 SQ M
(EXCLUDING SHEDS)



GROUND 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
- Private garden
- Eat in kitchen
- Wood laminate floor
- Pets Considered
- First months rent in advance
- Five week's security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	77
(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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