

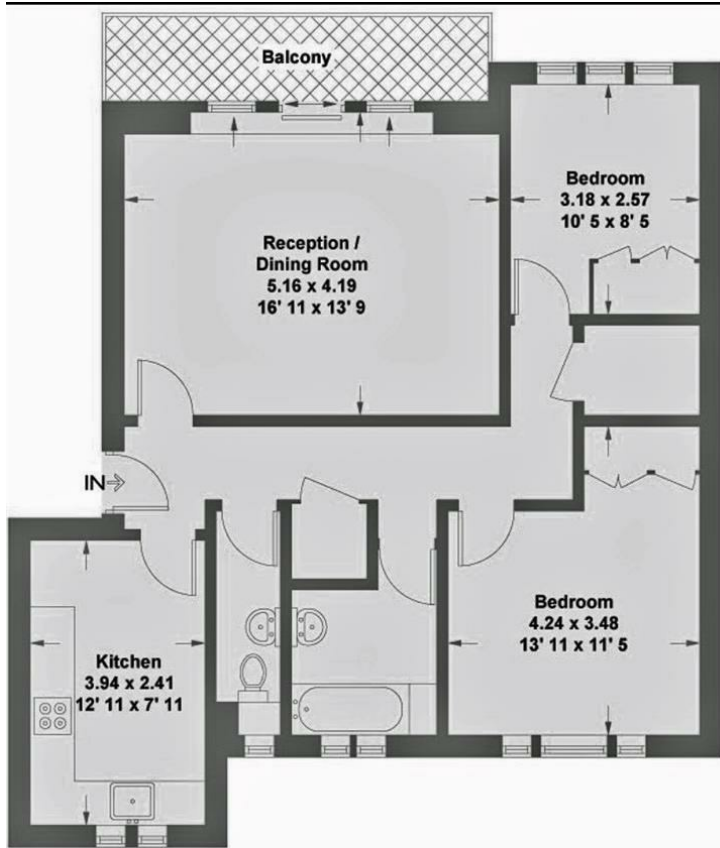
## Lansdowne Road West Wimbledon, SW20 8AP

**£2,450 PCM**



WIMBLEDON VILLAGE - STUNNING two double bedroom, raised ground floor apartment with BALCONY. Located a short walk from Wimbledon Village with its array of boutique shops, restaurants and bars, and local schools. The property has been RECENTLY REFURBISHED and consists of a reception room with private balcony, contemporary kitchen and bathroom, additional guest toilet, two double bedrooms, built in storage and communal garden to the rear. Carpets have just been fitted in March 2025 and the apartment has been recently decorated.

EPC band C. Council tax band E.



Raised Ground Floor

#### The Brandries

Approximate Gross Internal Area = 812 sq ft / 75.4 sq m

- Stylish raised ground floor apartment
- Contemporary kitchen and bathroom
- Two double bedrooms
- Extra guest toilet
- Good size private balcony
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band E



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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