

Hardy Road South Wimbledon, SW19 1JB

£2,400 PCM



Charming TWO DOUBLE BEDROOM Victorian cottage with a BEAUTIFUL PRIVATE GARDEN. Situated in a desirable Wimbledon location, close to South Wimbledon tube (Northern line). The property benefits from lovely period features such as double glazed sash windows, fire places and stained glass. Ideal for a professional couple.

EPC band D. Council tax band E.

****VIDEO AVAILABLE ****

HARDY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 721 SQ FT - 66.98 SQ M
(EXCLUDING SHED)



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
- Beautiful rear garden
- Just a few minutes walk to South Wimbledon tube (Northern line)
- Open plan kitchen/diner with appliances including dishwasher
- Video available
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	67	
(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		