

Alwyne Road Wimblدون, SW19 7AD

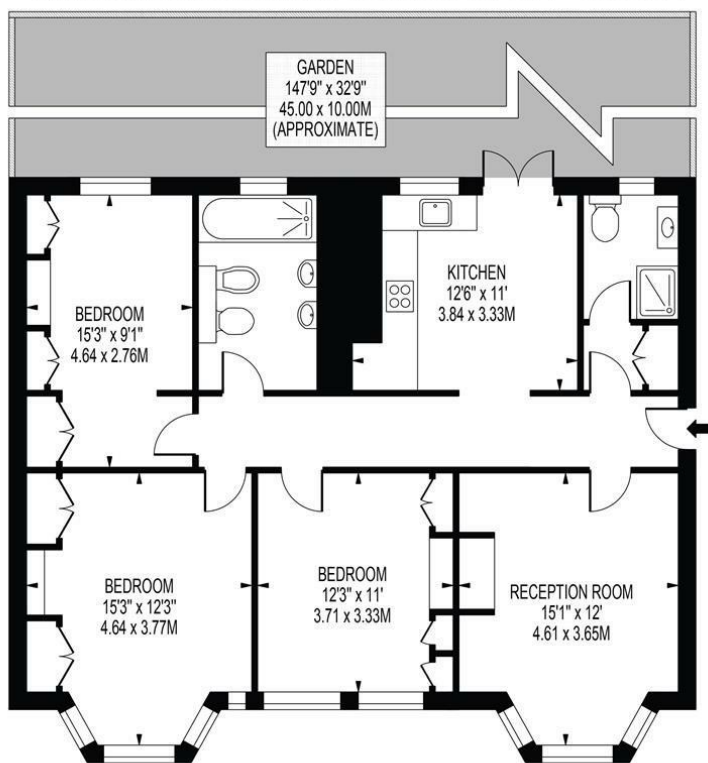
£3,450 PCM



FANTASTIC THREE DOUBLE BEDROOM, TWO BATHROOM ground floor flat in a period mansion block, situated on a popular residential road, just 0.3 miles from Wimbledon station, town centre, and a short walk to Wimbledon Village. The property features wood flooring, a good size eat in kitchen with DIRECT ACCESS TO THE COMMUNAL GARDEN, three spacious bedrooms with FITTED WARDROBES, and family bathroom plus additional shower room.
EPC band D. Council tax band E.

ALWYNE MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1031 SQ FT - 95.82 SQ M



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.

- Ground floor
- Three double bedrooms with fitted wardrobes
- Two bathrooms
- Wood flooring
- Close to Wimbledon station/town centre
- 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 | | |
| (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 | 67 | 77 |
| 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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