Energy Efficiency Rating Very energy efficient - lower running costs (02 plus) A (81-91) B (92-90) C (55-48) D (19-54) E (21-35) F (21-35) F (21-35) F (21-36) G Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC

Ellisons

Wimbledon
Lettings
11 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 8626
E lettings@ellisons.uk.com
www.ellisons.uk.com

Princes Road Wimbledon, SW19 8RQ



£1,600 PCM:

ONE BEDROOM CONVERSION WITH OFF STREET PARKING FIVE MINUTES WALK TO WIMBLEDON STATION

JUST FIVE MINUTES WALK TO WIMBLEDON STATION, and all amenities of the town centre is this FURNISHED one bedroom first floor conversion flat with OFF STREET PARKING. Situated in one of Wimbledon's most popular residential roads, the property is just two minutes walk from the beautiful South Park Gardens. Benefits from spacious reception room with wood flooring and period features, and recently updated kitchen.

EPC band D. Council band C.



SPECIFICATION:

- First floor period conversion flat
- 5 minutes walk to Wimbledon station/town centre
- Off street parking
- · Recently updated kitchen
- Wood flooring
- · First months advance rent
- Damages deposit = five weeks rent
- Holding deposit = one weeks rent
- · Council Tax Band C
- EPC band D











