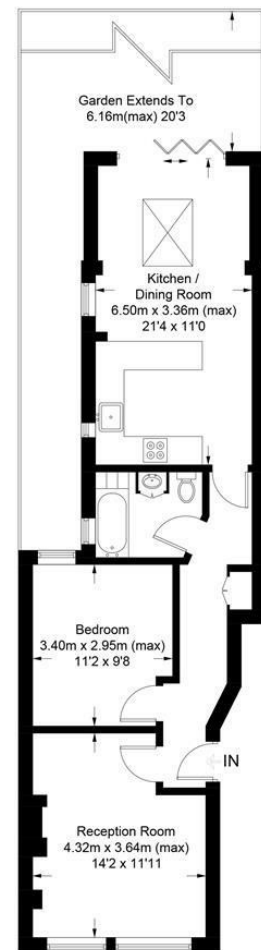


Milner Road, SW19

Approximate Gross Internal Area = 58.4 sq m / 629 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



£2,200 PCM:

BEAUTIFULLY PRESENT GROUND FLOOR TWO DOUBLE BEDROOM FLAT
WITH PRIVATE GARDEN

FANTASTIC, BEAUTIFULLY PRESENTED two double bedroom ground floor conversion with PRIVATE GARDEN, situated just a few minutes walk from South Wimbledon tube (Northern line zone 3), and approximately 15 minutes walk to Wimbledon Town Centre. With a modern finish throughout the property has beautiful open plan kitchen/reception, two double bedrooms, contemporary bathroom, wood flooring, and an easy to maintain garden.
EPC band D. Council tax band C.



SPECIFICATION:

- Two minutes walk to South Wimbledon tube
- Beautifully presented ground floor flat
- Open plan kitchen/reception
- Private garden
- Two double bedrooms
- First months advance rent
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band C

