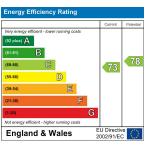
QUEENS ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1088 SQ FT - 101.09 SQ M (INCLUDING RESTRICTED HEIGHT AREA) APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 16 SQ FT - 1.44 SQ M FROM 159 x 12 159 x

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTURE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHILE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEINSELVES BY INSPECTION, SEARCHES, EMOURIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.





Ellisons

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£1,175 PCM:

DOUBLE BEDROOM WITH OWN BATHROOM
IN A TWO BEDROOM SPLIT LEVEL FLAT WITH GARDEN

Large double bedroom in a stunning two bedroom 1st floor flat in a nice residential area of Wimbledon.

The flat is over two floors, with a lovely large shared kitchen/dining area and back garden.

The bedroom available is a spacious loft room, with your own bathroom with toilet, shower and jacuzzi bath. (You have the top floor to yourself!) There is space for relaxing but also room for a desk and to work from home. The room is mostly furnished with large built-in wardrobes, a sofa, chest of drawers and bed side tables etc. The current tenant can also leave his bed frame/mattress. He is leaving sadly as he must move abroad for work.

Rent is £1175 a month plus bills which would be shared between two (approx £250 each person pm). Deposit is £1355 and in tenancy deposit scheme which you'd take over from the current tenant. You would be signing on as a change of tenant onto the current contract which is until 6th December 2026 with 2 month notice available from April.

The current flatmate staying - "I am a 30 year old Doctor and keep myself fairly busy with work, friends and hobbies. Consider myself friendly and looking for a considerate flatmate to share this space with."

Very well located:

12 minute walk to Wimbledon town centre and train station.

Lots of shops/supermarkets (Tesco, Aldi, M&S)

Wimbledon station has great connections - overground trains, district line, Thameslink and tram.

18 min walk from South Wimbledon station (Northern line) There's also bus stops (for 200) 2 min walk from the flat.

EPC C. COUNCIL TAX BAND D.



SPECIFICATION:

- Double bedroom with own bathroom
- Spacious kitchen and reception areas
- 12 minute walk to Wimbledon town centre and train station
- 18 min walk from South Wimbledon station (Northern line)
- Private shared garden
- First months rent in advance
- Security Deposit = 5 Weeks Rent
- One weeks rent = Holding Deposit
- EPC C
- Council Tax Band D











