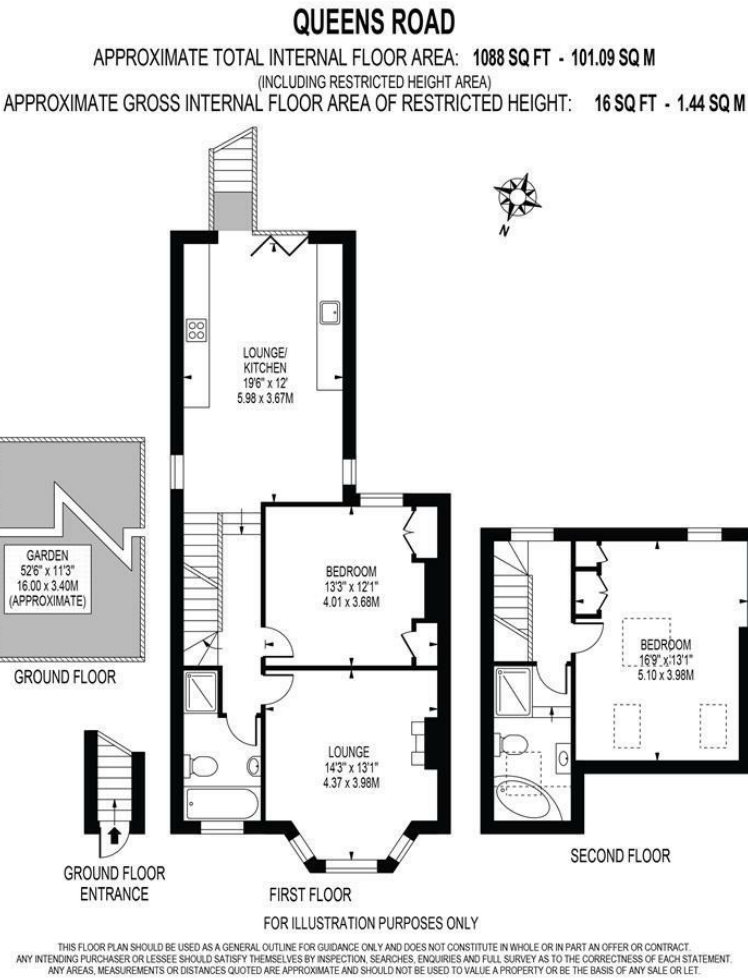


Queens Road Wimbledon, SW19 8NS



£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