

## Haydons Road Wimbledon, SW19 8TB

**£1,700 PCM**



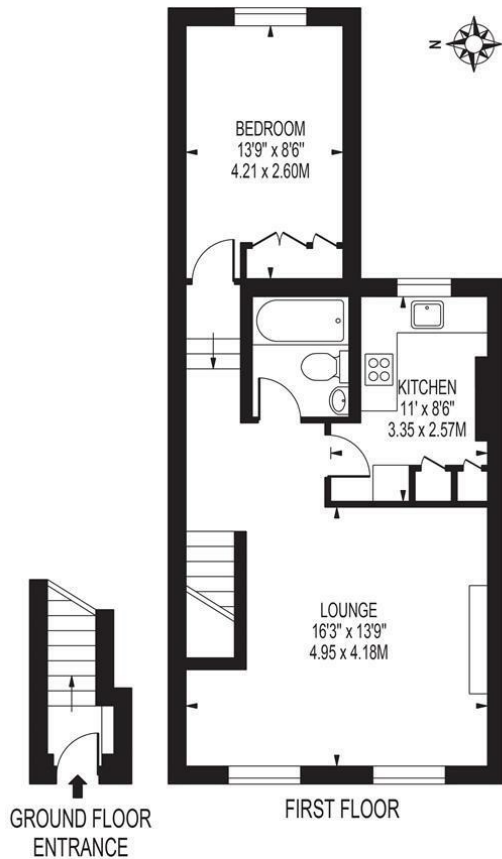
### TASTEFULLY DECORATED ONE BEDROOM APARTMENT

This spacious first floor property comprises of a large living room, separate kitchen and a generously sized bedroom. It comes unfurnished.

The property is situated on Haydons Road, close to local amenities, just a few minutes walk from Haydons Road Train Station (Thameslink) and equidistant between Wimbledon Station (Train and District / Circle Tube) and South Wimbledon (Northern Line Tube).  
EPC band D. Council tax band C.

# HAYDONS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 573 SQ FT - 53.22 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.

- First Floor Flat
- One Bedroom
- 573 SQ FT
- Finished To A Beautiful Spec
- Close to Haydons Road train station
- One Months Advance Rent
- Five Weeks Deposit
- One Week Deposit Required
- EPC D
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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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