

**Worple Road
Wimbledon, SW19 4JG**

£1,900 PCM



Beautiful one bedroom raised ground floor period conversion flat with direct GARDEN access and OFF STREET PARKING. Located 0.7 miles from Wimbledon station and town centre, and a short walk to Wimbledon Village.

The property benefits from solid oak wood flooring throughout, a good size eat in kitchen with appliances including a DISHWASHER and direct access to the private section of garden and a spacious bedroom with large FITTED WARDROBES.

EPC band D. Council tax band C.

WORPLE ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 552 SQ FT - 51.28 SQ M



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.

- One bedroom period conversion flat
- Private garden with direct access
- Large fitted wardrobes
- Off street parking
- Oak wood flooring
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one months rent
- EPC band D
- Council tax band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	78
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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