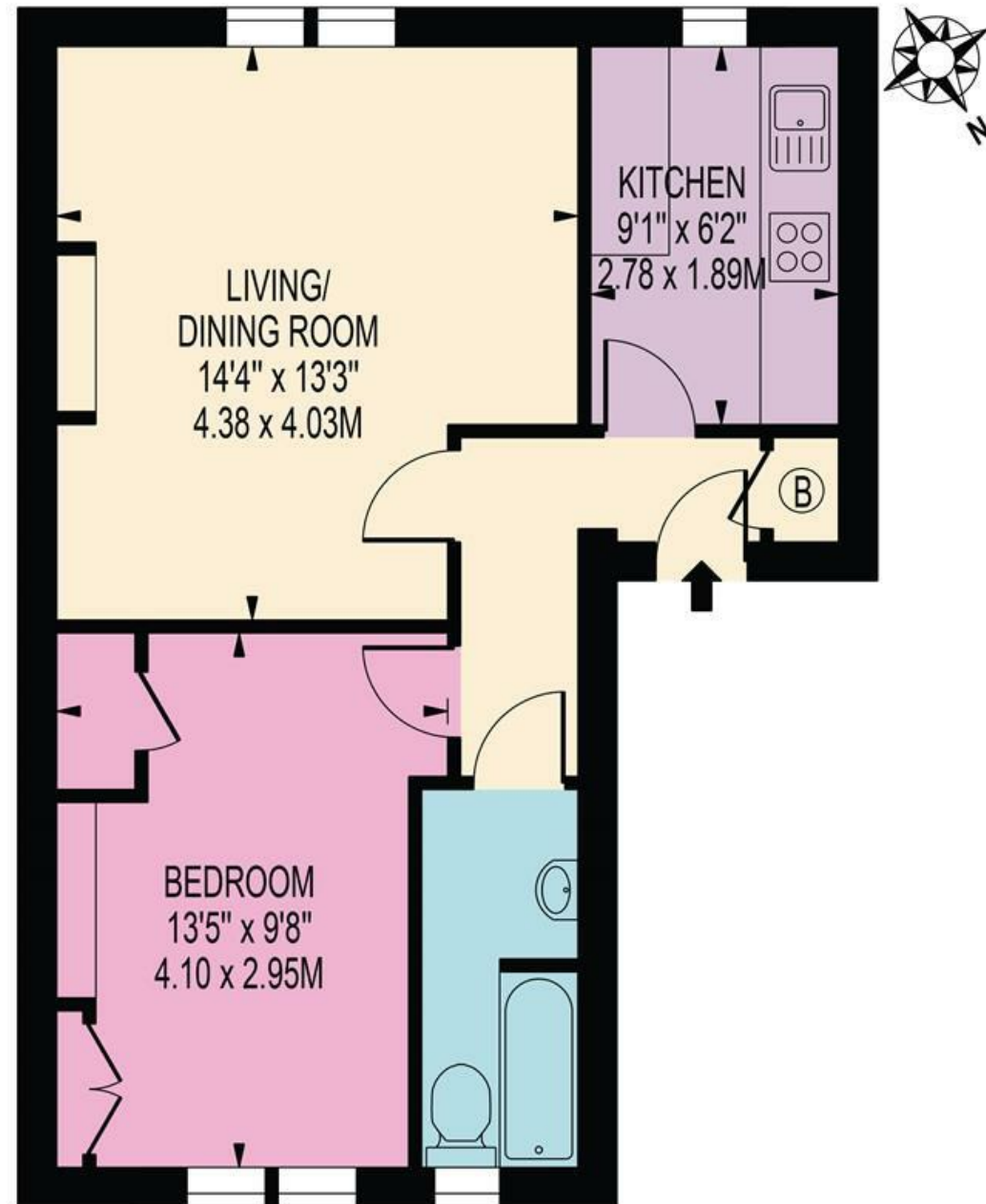


HOMEFIELD ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 452 SQ FT - 42.00 SQ M



FIRST FLOOR

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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**First Floor, 28 Homefield Road,
Wimbledon Village, SW19 4QF**

TO RENT £2,200 PCMPCM

Beautifully presented modern light and bright 1 bedroom 1st floor flat in the heart of Wimbledon Village.

- Fantastic village location
- Unfurnished
- EPC C
- Calendar Month deposit
- Long let
- Very high spec finish
- Council Tax D
- Available 1st September

020 8016 9700

www.fullergilbert.co.uk

Wimbledon Village Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

Homefield Road is a sought-after residential road in the heart of Wimbledon Village which offers an exclusive range of boutiques, bars and restaurants. The flat has very easy access to Wimbledon Common, and is within easy reach of transport facilities including a District Line link, Tram link and mainline station with regular services to Waterloo and beyond.

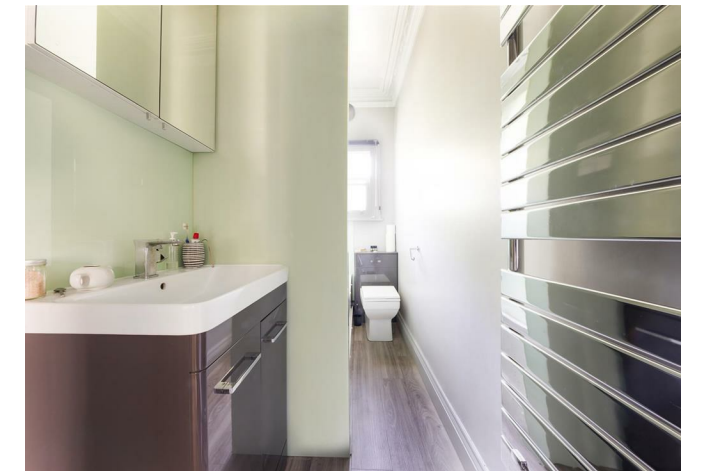
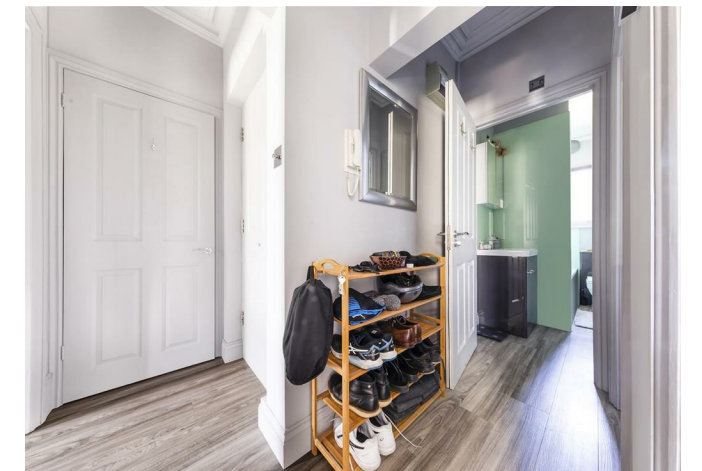


Description

Immaculately presented 1st floor flat in the heart of the village. Good sized bedroom with built in wardrobes feature fireplace and plantation shutters.

Separate high spec galley kitchen, dw, ff, wd, induction hob, lots of cupboard space and Corian worktops, plantation shutters, 2 large sash windows in the lounge meaning a light and bright living space. Modern bathroom bath and overhead shower. Gas central heating throughout.

Epc C
Council tax band (Merton) D
Early viewing highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.