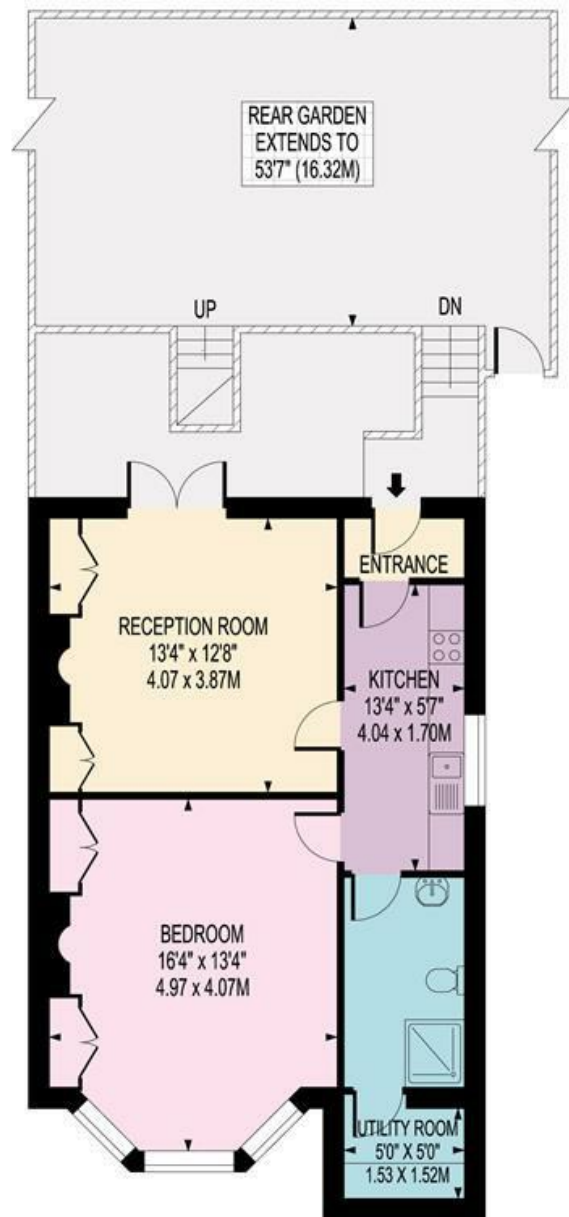


**HOMEFIELD ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA :  
565 SQ FT- 52.47 SQ M



**GARDEN FLAT**

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.



**Garden Flat, 29 Homefield Road,  
London, SW19 4QF**

**TO RENT £2,500 PCMPCM**

Bright, Spacious and light one bedroom garden flat with own private entrance and garden. Large and spacious living room, Large double bedroom with spacious built in wardrobe's. Modern bathroom and kitchen and also a utility room. Finished to an exceptional standard. Oak flooring throughout. This property also benefits from a large private garden and off street parking on a first come first serve basis. Unfurnished and available 18th August. Early viewing highly recommended

- Perfect location on one of the Villages premier roads
- Finished to a very high standard throughout
- Feature fireplace in lounge and doors to the courtyard
- First come first serve parking
- Council tax band D (Merton)
- Superbly presented 1 bedroom garden flat
- Large bedroom with built in wardrobes
- Private garden
- Own private entrance
- EPC D

020 8016 9700

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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**

Beautifully well presented 1 bedroom garden flat in the heart of the village. Private entrance and garden, lots of storage and modern finish throughout. Spacious Bedroom with built in wardrobes. Kitchen with DW, GAS HOB, GCH and Corian worktops. Very modern bathroom and separate utility room with washer dryer. EPC D and Council tax band D for Merton. Early viewing highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.