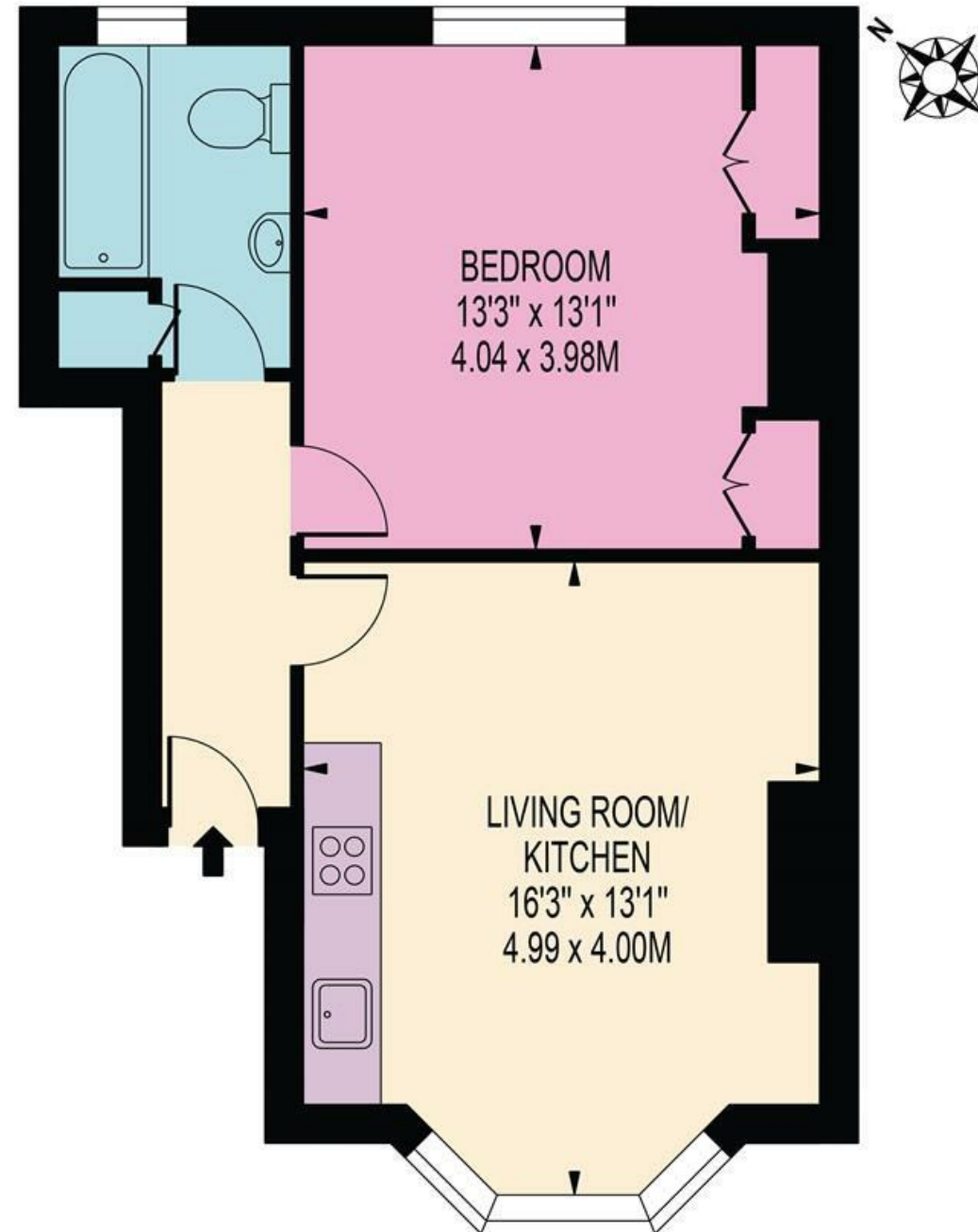


## HOMEFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 458 SQ FT - 42.55 SQ M



RAISED GROUND 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.



**Ground floor flat, 28 Homefield Road,  
London, SW19 4QF**

**TO RENT £2,250 PCMPCM**

Welcome to this charming 1-bedroom apartment located on Homefield Road in London. Situated on the raised ground floor of a beautiful Victorian building, this property boasts a fantastic blend of period features and modern finishes. As you step into this apartment, you'll be greeted by a cosy reception room that offers a perfect space to relax and entertain. The bedroom is spacious and provides a comfortable retreat after a long day. The bathroom is well-appointed and provides all the necessary amenities. The property's Victorian charm shines through with its period features, adding character and warmth to the space. The apartment has been finished to a good standard, ensuring a comfortable and stylish living environment.

- Fantastic village location
- Unfurnished
- High ceilings and many period features
- Permit parking available
- Council tax band
- Long let
- Good spec finish
- Available 11th August
- Calendar month deposit
- EPC C

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.

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**

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

Bright and modern open plan kitchen living area with large bay window. Modern bathroom with 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		
(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 <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			
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.