

Flat 2, Springfield Road, Wimbledon
£1,475 pcm

## Summary

Brinkley's Estate Agents are pleased to present this lovely, first floor, conversion flat, situated within walking distance to Wimbledon town centre (off Alexandra Road). This property benefits from a large and bright living area, a modern, fitted kitchen / dining area (eat-in area), a bathroom with separate W.C. and two large bedrooms with fitted wardrobes. The flat

| 149 Arthur Road, Wimbledon Park, SW19 8AB | T: 02088793718 |  |  |
| :---: | :---: | :---: | :---: |
| 168 Putney High Street, Putney, SW15 1RS | T: 02087853652 |  |  |
| 120 Wimbledon Hill Road, Wimbledon, SW19 7QU | T: 02089442918 |  |  |
| 1 Lambton Road, Raynes Park, SW20 0LW | T: 02038176888 | AR:A |  |

[^0]would be ideal for professional tenants. View now to avoid disappointment - please contact our Wimbledon Hill office on 02089442918 or Wimbledon Park on 02088793718.

## Energy Efficiency Rating: E



T: 02088793718
T: 02087853652
T: 02089442918
T: 02038176888


| Energy Efficiency Rating |  |  |
| :---: | :---: | :---: |
|  | Current | Potential |
| Very energy efficient－lower running costs | 52 | 66 |
| （92－100）A |  |  |
| （81－91）B |  |  |
| （69－80）C |  |  |
| （55－68）D |  |  |
| （39－54）号 |  |  |
| （21－38）队 |  |  |
| （1－20）G |  |  |
| Not energy ffficient－higher running costs |  |  |
| England \＆Wales | Directive | ＋ |


|  | Current | Potential |
| :---: | :---: | :---: |
| Very environmentally fitendly－－ower $\mathrm{CO}_{2}$ emissions |  |  |
| （92－100）A |  |  |
| ${ }_{(81-91)}^{\text {B }}$ |  |  |
| （69．80）C |  |  |
| （55．68）D |  | 60 |
| （39－54）屄 | 46 |  |
| （21－38） F |  |  |
| （1－20）G |  |  |
| Not environmentally friendly－higher $\mathrm{CO}_{2}$ emissions |  |  |
| England \＆Wales | $\begin{aligned} & \text { Uirectivy } \\ & 002 / 91 / E C \end{aligned}$ |  |




[^0]:    These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

