



Mariana
Real Estate

**Flat 4 Burghley Hall Close
London, SW19 6TN
£2,000 Per Month**

A wonderful two bedroom apartment located in this popular purpose built block.

Situated on the ground floor, the flat benefits from a sizeable reception room with direct access to the front communal garden, a kitchen with plenty of storage, two double bedrooms (with built in wardrobes) that are serviced by a family bathroom, and an extra storage room in the hallway.

Further benefits include access to the beautifully tended communal gardens and an allocated parking space. The apartment is facing the communal garden which is located at the back of the building (not facing the main road).

Burghley Hall Close is ideally situated within easy access to local shops, bus routes to multiple locations and Southfields Village with its shopping and transport facilities including the District Line station. Putney with its mainline train station and other amenities is also easily accessible and Wimbledon Park and Wimbledon Common with their various recreational facilities are also within access.

The apartment comes unfurnished. Available now.

Council tax (Wandsworth, Band E).

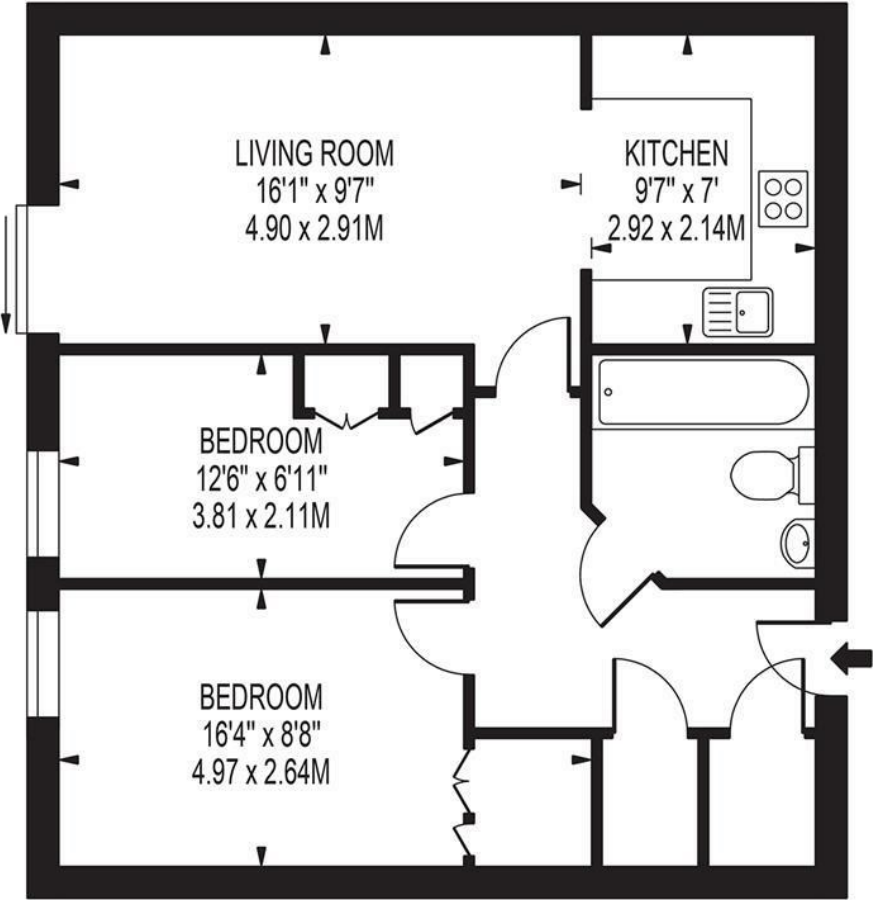






BURGHLEY HALL

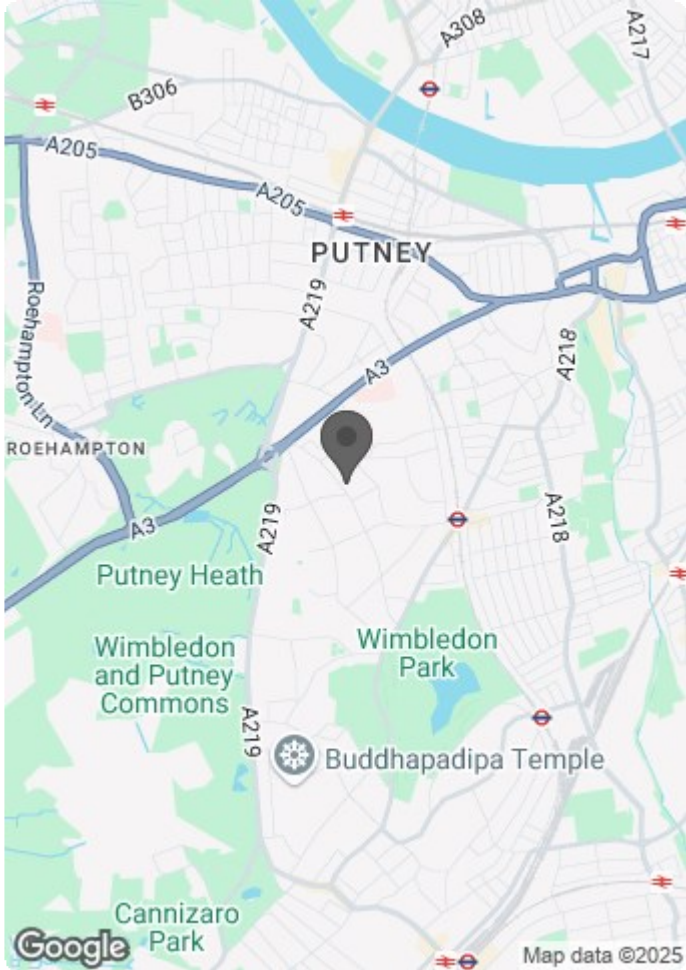
APPROXIMATE GROSS INTERNAL FLOOR AREA: 596 SQ FT - 55.38 SQ M



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.



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 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		