

Kipling Drive Wimbledon, SW19 1TW

£1,800 Per Month

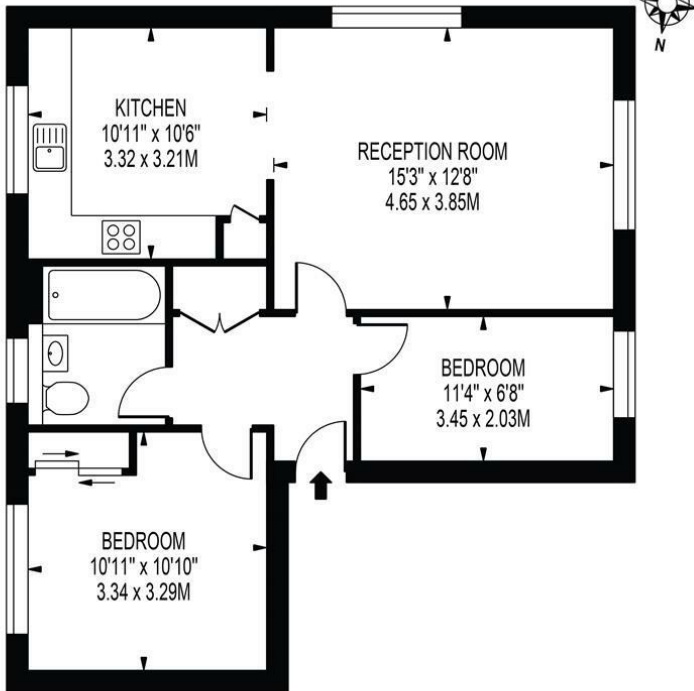


Well presented first floor two double bedroom purpose built flat with off street parking. Located just 0.4 miles from Colliers Wood tube station (Northern line), shops and local pubs.

The property features an open plan kitchen/reception room, family bathroom and two double bedrooms. EPC band C. Council tax band C.

KIPLING DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 626 SQ FT - 58.17 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.

- Two double bedrooms
- Off street parking
- 0.4 miles to Colliers Wood tube
- Double glazing
- Open plan kitchen/reception room
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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		



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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of successful Sales and
Lettings in Merton**

