

Flat 2, Pixham Court Lake Road, London, SW19 7EH

£2,150 Per month

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Russell Hobbs
M | V
MARRIOTT VERNON

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London, SW19 7EH



Marriott Vernon present to the market this lovely two bedroom ground floor garden flat in excellent condition throughout, centrally located in a sought after area of Wimbledon. The property offers bright accommodation and comprises two double bedrooms, a modern bathroom, a fully fitted kitchen and a large reception room. Benefits include a private garden, residents permit parking, gas central heating and double glazing.

Pixham Court is located off of Lake Road, close to the wide range of shops, amenities and restaurants of Wimbledon Town and is close to some very highly regarded Primary and Secondary schools, including the very sought after Bishop Gilpin Primary School. .

Wimbledon Station and Tramlink are conveniently located less than half a mile from the property offering regular links to London.

The advertised rent is exclusive of all utility bills. Unless otherwise stated, the tenant will be responsible for the payment of all utilities and outgoings associated with the property, including (where applicable) gas, electricity, water, council tax, broadband, TV licence, and any other service charges or subscriptions.
Holding Deposit: £496.15 (equivalent to one week's rent).
Security Deposit: £2,480.76 (equivalent to five weeks' rent).
Permitted payments under the Tenant Fees Act 2019 include rent, the holding deposit, the security deposit, payments for tenant-requested changes to the tenancy, early termination of the tenancy requested by the tenant, replacement of lost keys or security devices, interest on late rent (where applicable), and payments for utilities, communication services, TV licence and Council Tax where payable under the tenancy agreement.
No other tenant fees apply.
Marriott Vernon is a member of Client Money Protect and The Property Redress Scheme.









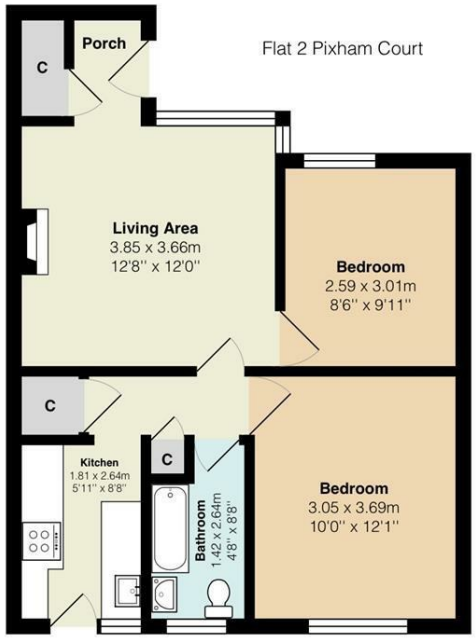







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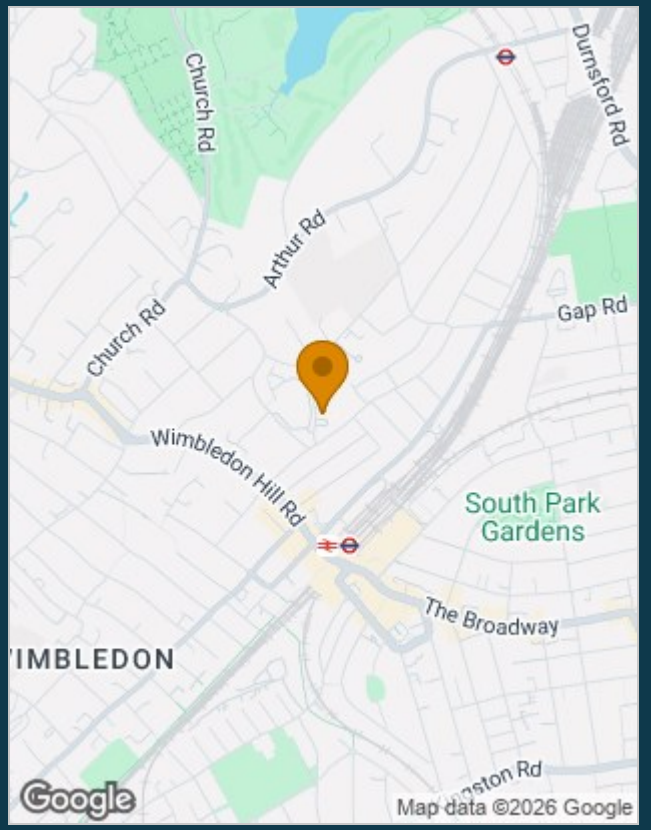
Floor Plans

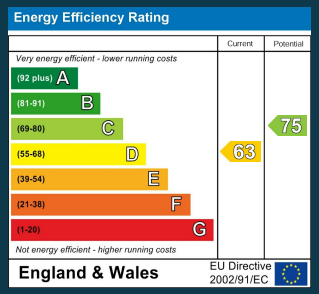


Total Area: 50.7 m² ... 546 ft²

All measurements are approximate and for display purposes only

Location Map





Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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