

Elborough Street  
Southfields, SW18 5DS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

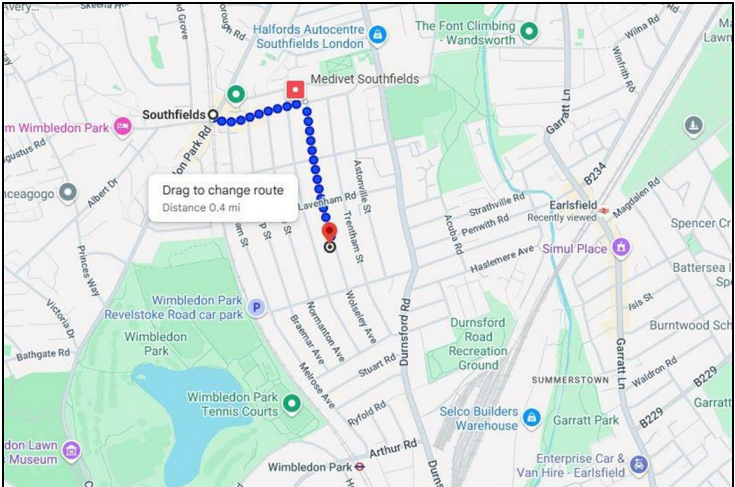
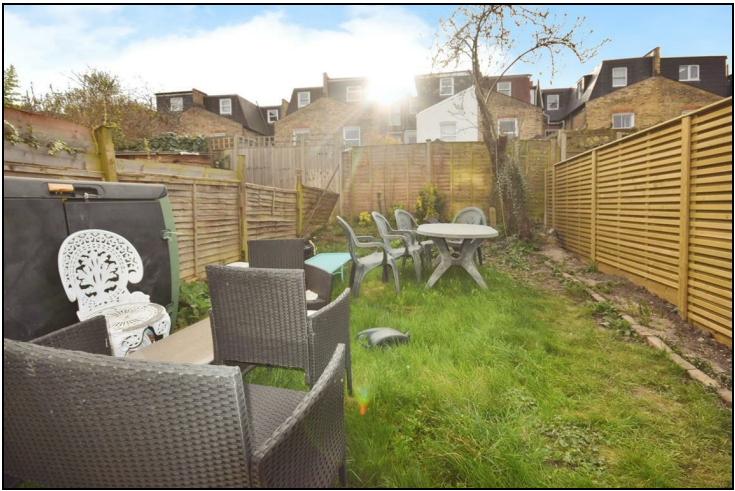


GROUND FLOOR ONE BEDROOM CONVERSION FLAT  
WITH PRIVATE GARDEN

£1,650 PCM:



Ground floor one bedroom conversion flat with PRIVATE GARDEN. Located close to Wimbledon Park, 0.5 miles from Southfields Tube (District line) and amenities, and 0.7 miles to Earlsfield Train Station. Features include a good size kitchen, spacious double bedroom with fitted wardrobes - ideal for a couple, great built in storage and double glazing.  
EPC band E. Wandsworth council tax band C.



**SPECIFICATION:**

- Ground floor one bedroom flat
- Private garden
- 0.5 miles to Southfields tube
- A short walk to Wimbledon Park
- Spacious property - 55 meter sq
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band E
- Wandsworth council tax band C (£880.06 pa)

