

**Dryden Road
Wimbledon, SW19 8SQ**

£2,275 PCM

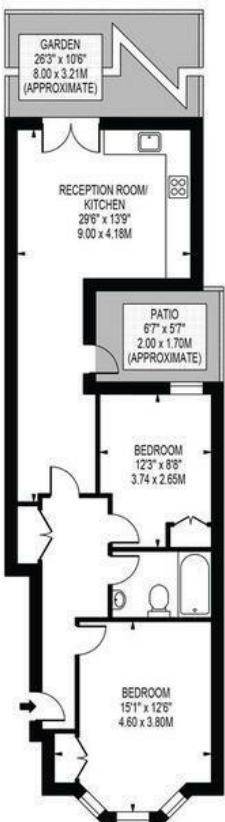


RECENTLY CONVERTED and FULLY REFURBISHED ground floor two double bedroom conversion flat with PRIVATE GARDEN. Located close to Haydons Road Train Station (Thames Link) and Garfield Primary School. The property features an open plan kitchen reception room with utility room, two double bedrooms with FITTED WARDROBES, and modern bathroom.

Council tax D
EPC band C

DRYDEN ROAD

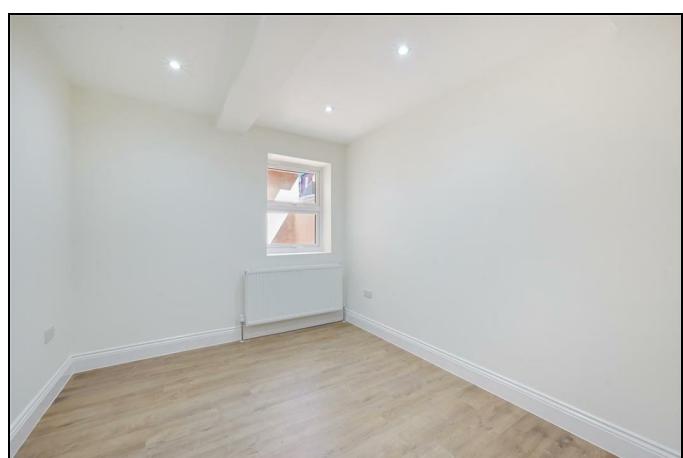
APPROXIMATE GROSS INTERNAL FLOOR AREA: 662 SQ FT - 61.54 SQ M



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.

- Recently refurbished
- Ground floor with private garden
- Two double bedrooms with fitted wardrobes
- Gas central heating & double glazing
- Fix Bills for Council Tax (£87.02) and Water (£45) per Month
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC Band C
- Council Tax Band D



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	

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

