

Alexandra Road Wimbledon, SW19 7LB

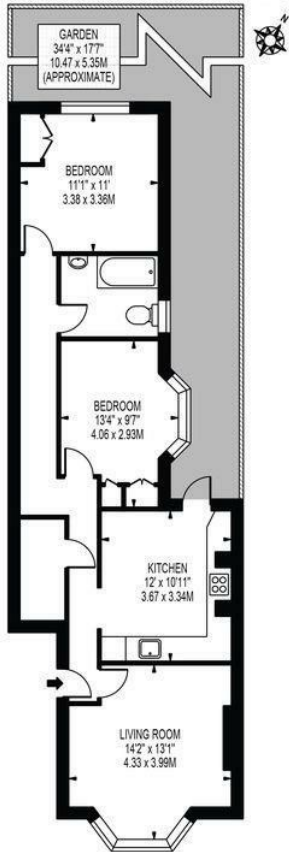
£2,500 Per Month



Beautifully presented ground floor two double bedroom conversion flat with fantastic private garden. Located a short walk to Wimbledon town centre and station, and a few minutes from the parade of shops on restaurants on Leopold Road.

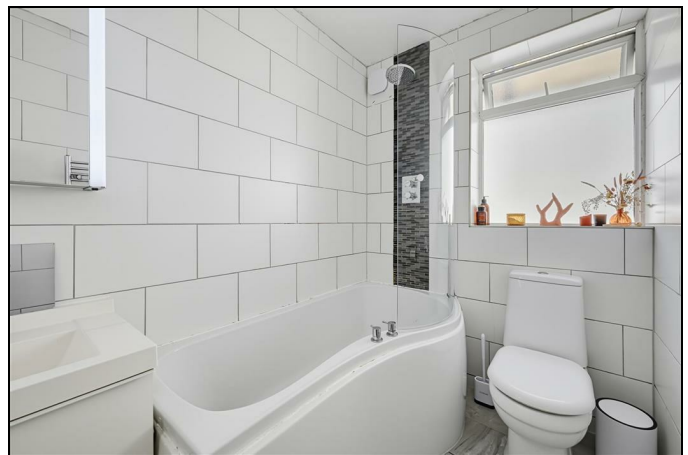
The property benefits from attractive period features including high ceilings, coving, wood flooring, plantation shutters and feature fireplace to the reception room, spacious kitchen/dining room and two good size bedrooms. Front and rear gardens included.

ALEXANDRA ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 732 SQ FT - 68.00 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.



- Two double bedrooms
- Ground floor conversion flat
- Fantastic well presented rear garden
- Beautiful period features
- Eat in kitchen/diner
- First months rent in advance
- Five weeks security deposit
- Holding deposit - one weeks rent
- EPC band D
- Council tax band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(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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