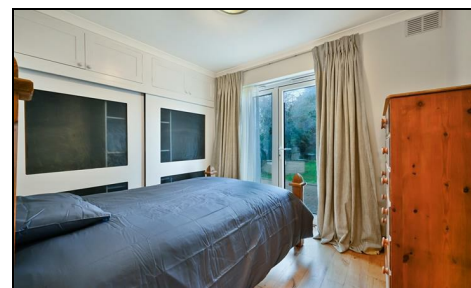


**Queens Road
London, SW19 8LY**

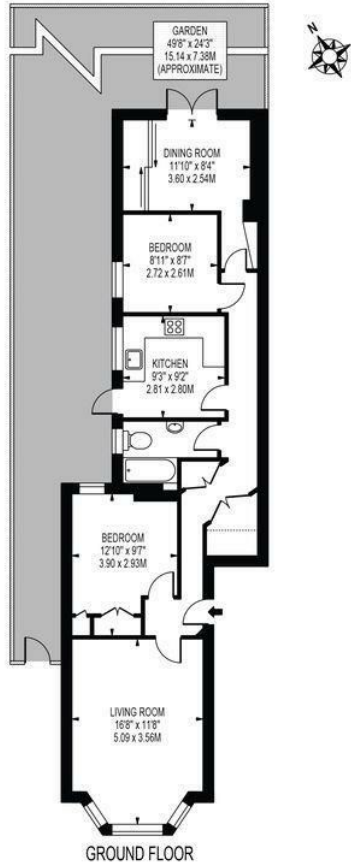
£2,000 PCM



A Wonderful TWO BEDROOM with OFFICE GROUND FLOOR apartment located on QUEENS ROAD and within 0.9 miles of WIMBLEDON STATION AND DISTRICT LINE and 328 ft from HAYDONS ROAD TRAIN STATION. The property has a FANTASTIC size front reception room with high ceilings and large windows, TWO double bedrooms, a EXTRA room perfect for a HOME OFFICE, modern bathroom and kitchen and an IMPRESSIVE size PRIVATE GARDEN. Additional benefits include solid oak wood flooring and OFFSTREET PARKING.

EPC D Council tax band D.

QUEENS ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 759 SQ FT - 70.55 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.

- Private Garden
- Recently re decorated
- Solid oak floors
- Off street parking
- Close to Wimbledon Town
- Holding deposit = One weeks rent
- One months rent in advance
- Five weeks security deposit
- EPC - D
- 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.

Celebrating 30 years
of successful Sales and
Lettings in Merton

