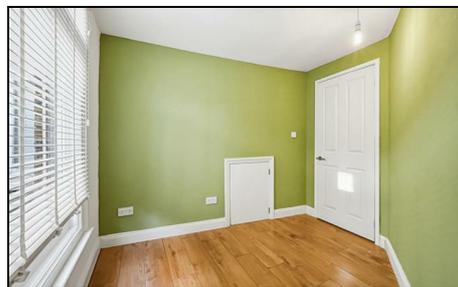
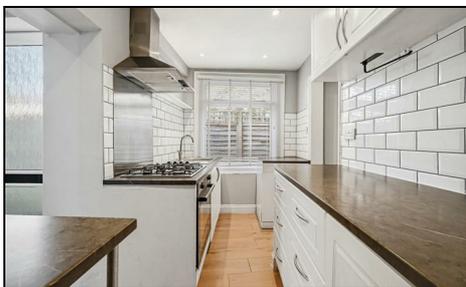


## Wycliffe Road Wimbledon, SW19 1ER

£1,950 PCM



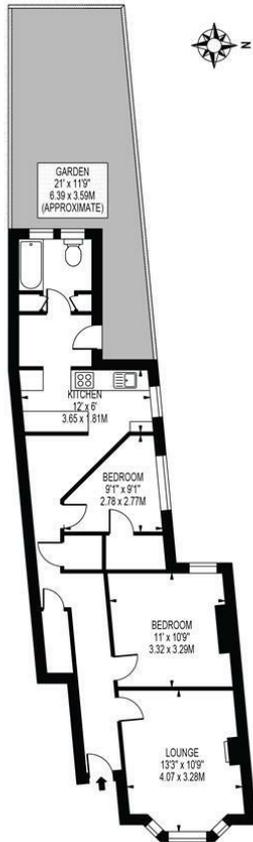
### GROUND FLOOR MAISONETTE WITH A LARGE PRIVATE GARDEN

This lovely and well laid out home comprises a good size reception, master bedroom with wardrobe, a second bedroom / study room, a fully equipped kitchen including a DISHWASHER, modern bathroom and a decked garden.

Wycliffe Road is situated just 0.4 miles from South Wimbledon tube (Northern Line), two minutes walk from Wimbledon Leisure Centre & Pool and 15 minutes walk to Wimbledon Train Station and an array of amenities.

EPC C  
Council Tax Band C

**WYCLIFFE ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 678 SQ FT - 62.99 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.



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

- Ground Floor Maisonette
- Two Bedrooms
- Private Garden
- 0.4 From South Wimbledon Tube Station
- Five Weeks Deposit
- No Admin Fees
- One Weeks Holding Deposit Required
- One Months' Rent
- Council Tax Band C
- EPC C



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**

