

Cromwell Road Wimbledon, SW19 8LE

£2,250 Per Month

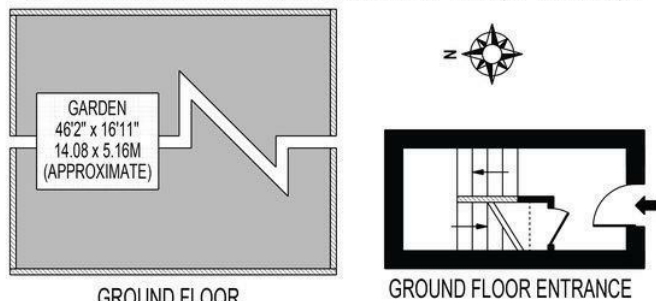


Delightful Victorian bay fronted two double bedroom first floor maisonette with period features and private garden. Located within approx 15 minutes walk of Wimbledon Station and town centre, and just a few minutes from Haydons Road train station. Comprising of a good size reception room, fitted kitchen with dishwasher, two double bedrooms and bathroom. Side access to a private rear garden with lawn area and shed.

EPC TBC. Council tax band D.

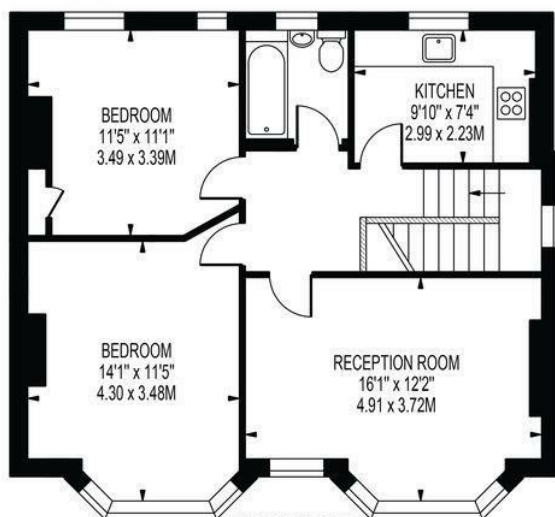
CROMWELL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 744 SQ FT - 69.13 SQ M



GROUND FLOOR

GROUND FLOOR ENTRANCE



FIRST 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
- Victorian First Floor Maisonette
- Private Rear Garden
- Neutral Decor and Great Natural Light
- Fitted Kitchen Including Dishwasher
- One Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC TBC
- 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**

