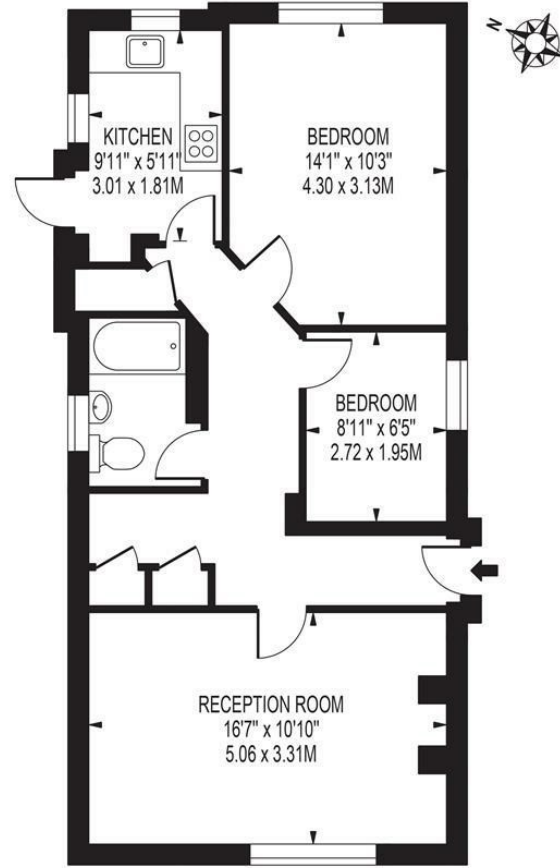


RYECROFT HOUSE
APPROXIMATE GROSS INTERNAL FLOOR AREA: 645 SQ FT - 59.95 SQ M



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
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	

27, Hamilton Road Wimbledon, SW19 1JE



£1,800 PCM:

GROUND FLOOR TWO BEDROOM MAISONETTE

A well presented TWO BEDROOM ground floor maisonette situated on Hamilton Road. This SUPERB property consists of a SPACIOUS living room, separate kitchen, a LOVELY MODERN bathroom, a GREAT size master bedroom and single bedroom perfect for an office or children's room.

The property is ideally located just 0.2 miles from South Wimbledon Tube Station (Northern Line) and 0.8 miles from Wimbledon Town.

COUNCIL TAX BAND C, EPC TBC.



SPECIFICATION:

- Two bedrooms
- Furnished or Unfurnished
- Plenty of storage
- 0.2 miles from tube
- Wooden floors
- Holding deposit = One weeks rent
- One months rent in advance
- Five weeks security deposit
- Council Tax Band C
- EPC - TBC

