

Graham Road Wimbledon, SW19 3SP

£2,400 Per Month



Newly Decorated Apartment

This lovely property offers two double bedrooms with two bathrooms (one is en-suite) and comprises an open kitchen and a private patio area overlooking the extensive communal gardens. Further benefits include double glazing throughout, wooden floors in the living room and gas central heating.

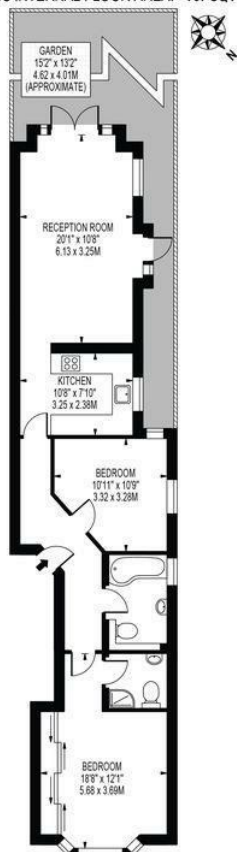
Graham Road is situated a short walk away from Central Wimbledon that offers an array of amenities and an abundance of transport links for easy access in and out of London.

*PLEASE NOTE DUE TO PARKING REGULATIONS OF THIS BUILDING YOU CANNOT APPLY FOR A PARKING PERMIT

EPC C
Council Tax Band D

KINGSLEY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 767 SQ FT - 71.26 SQ M



LOWER 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.

- Newly Decorated with Modern Finish
- Two Bedrooms
- Two Bathrooms
- CANNOT APPLY FOR PARKING PERMIT
- No Admin Fees
- One Months Rent In Advance
- Five Weeks Deposit
- One Weeks Holding Deposit Required
- EPC C
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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.

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