

South Park Road Wimbledon, SW19 8SY

£1,950 PCM

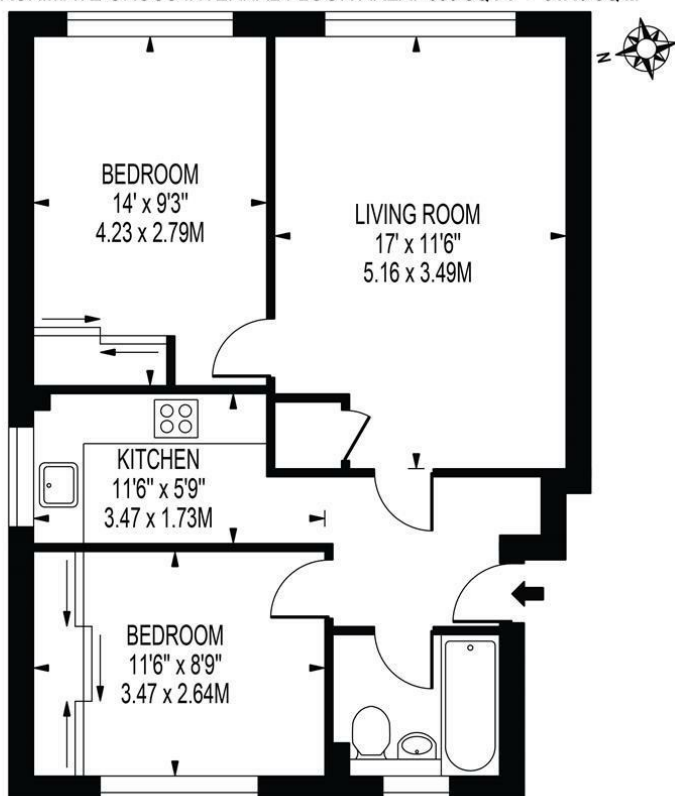


A well maintained and freshly updated first floor TWO DOUBLE BEDROOM apartment with OFF STREET PARKING, located in a FANTASTIC LOCATION within both 10 minutes of Wimbledon Station and Town Centre, and South Wimbledon tube. Comprising of a spacious reception room, separate kitchen, two double bedrooms both with FITTED WARDROBES, and contemporary bathroom. Gas central heating and double glazing.

EPC rating C
Council Band D

KEBLE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 586 SQ FT - 54.40 SQ M



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.

- Newly Decorated
- Two Double Bedrooms
- Off Street Parking
- Few Minutes walk to station
- One Weeks Holding Deposit Required
- No Admin Fees
- Five Weeks Deposit
- One Months Rent
- Council Tax Band D
- EPC C



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	71	80
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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of successful Sales and
Lettings in Merton**

