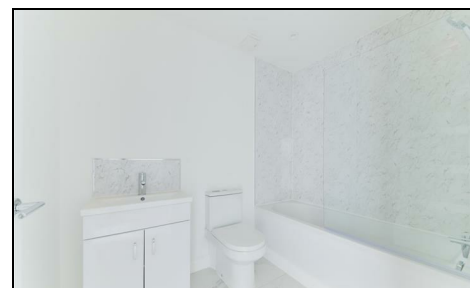


Kingston Road South Wimbledon, SW19 1LA

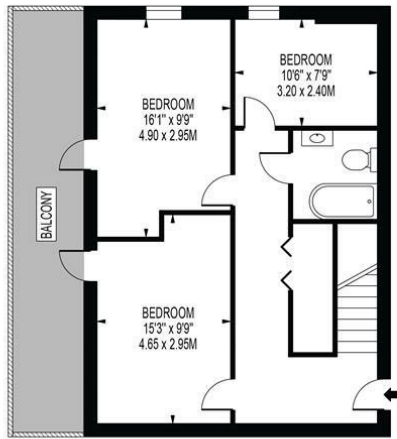
£3,000 PCM



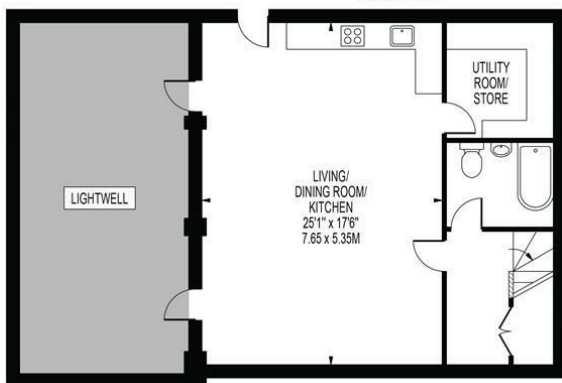
Sensational newly refurbished, Victorian duplex apartment with three double bedrooms, two bathrooms. large private 25ft x 13ft patio/terrace, plus 13ft balcony. Wonderful, light and airy 25ft x 17ft kitchen/reception room plus utility room. Double glazing and central heating via a highly energy efficient heat source pump. Four minutes walk to South Wimbledon tube, fifteen minutes walk to Wimbledon station. . Superb property. 1270 sq ft. EPC band B. Council tax TBC.

THE MANOR CLUB

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1270 SQ FT - 117.99 SQ M



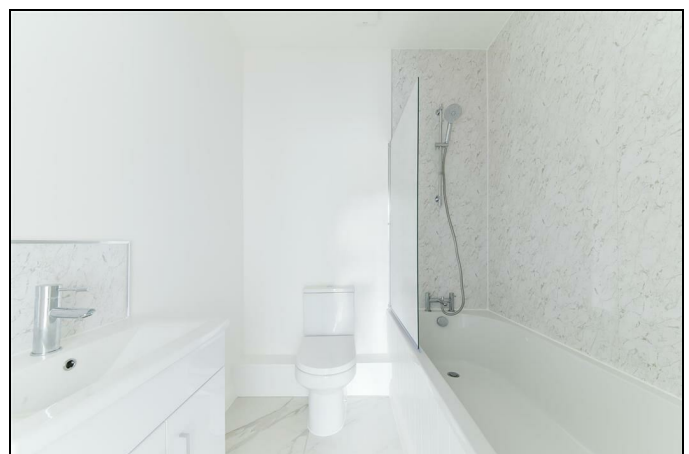
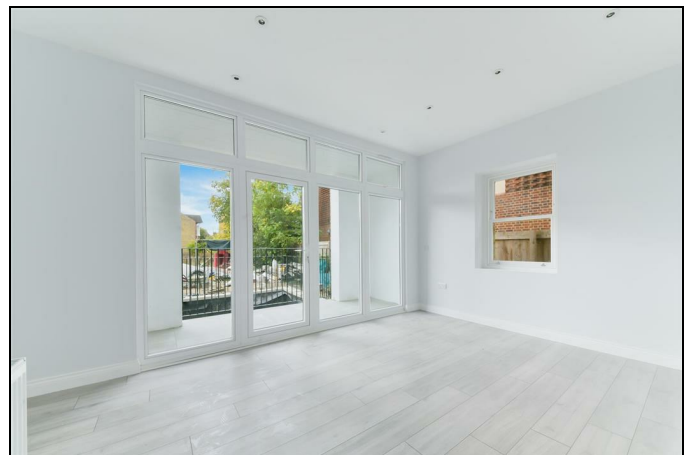
GROUND FLOOR



BASEMENT

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.



- Large apartment - 1270 sq ft
- Ground floor/lower ground duplex
- Three bedroom/two bathroom
- Utility room
- Large terrace/patio plus balcony
- First months rent in advance
- Five weeks security deposit
- No agency fees
- EPC band B
- Council tax TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
EU Directive 2002/91/EC		
England & Wales		