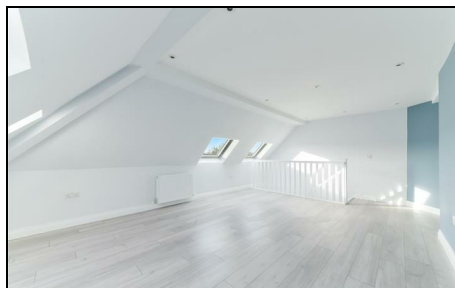


## Kingston Road Wimbledon, SW19 1LD

**£1,800 PCM**



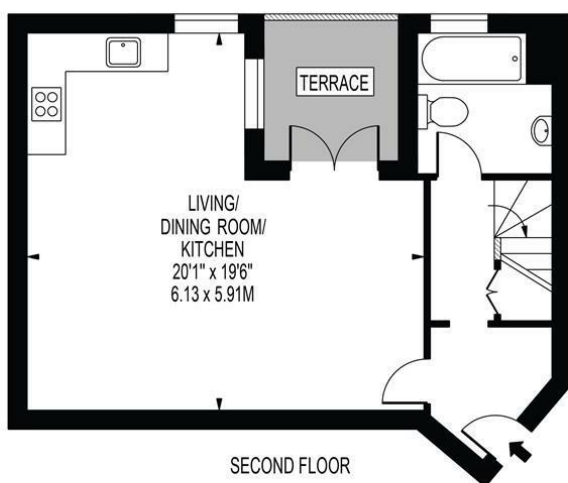
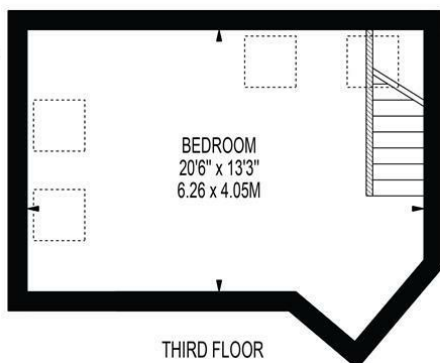
Sensational and very large one double bedroom, duplex, luxury apartment, with private balcony, extending to 735 sq ft. Set in this newly refurbished Victorian building, only 4 minutes from South Wimbledon tube station and 15 minutes walk to Wimbledon with its station, shops, bars and restaurants. Huge lounge / kitchen / diner of 20ft x 19.6 ft. Modern fitted kitchen, white bathroom suite, with shower over the bath.

Double glaze and central heating provided by a highly energy efficient heat source pump.

EPC TBC. Council tax TBC.

## THE MANOR CLUB

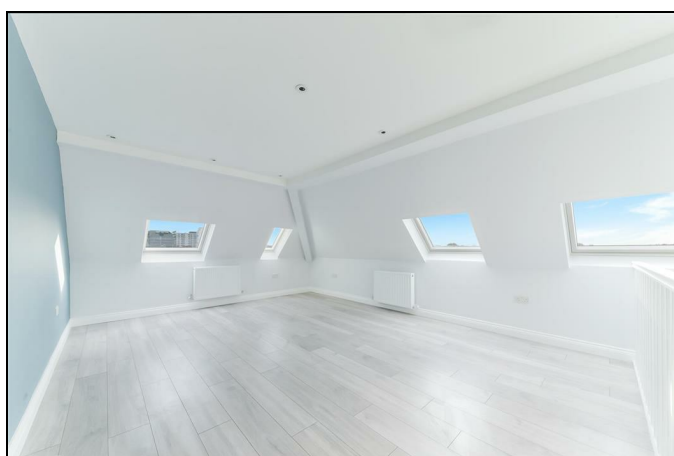
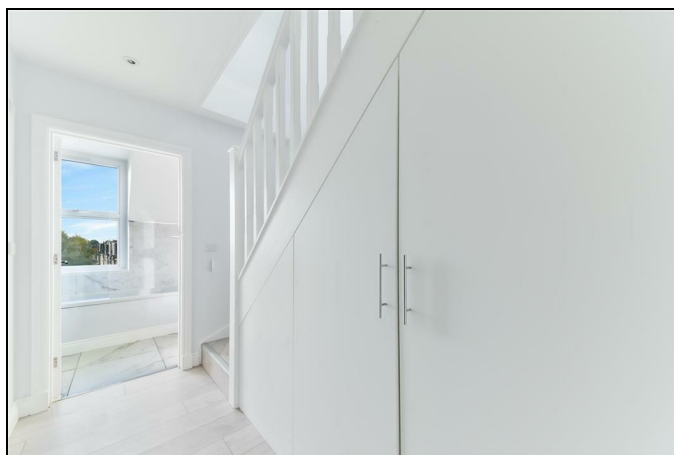
APPROXIMATE GROSS INTERNAL FLOOR AREA: 735 SQ FT - 68.29 SQ M



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.

- Set over two floors
- Large one double bedroom
- Private balcony
- Close to South Wimbledon tube
- Video entry phone
- 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) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		