

C. JAMES & CO.

SALES AND LETTINGS AGENTS

0208 542 3232



LEYTON ROAD, WIMBLEDON, SW19

- 2 BEDROOMS
- SPACIOUS RECEPTION ROOM
- FIRST FLOOR
- MODERN BATHROOM
- GOOD STORAGE
- GREAT LOCATION

£2,000 PCM

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	

C James & Co are pleased to present this recently refurbished stylish first floor apartment to the lettings market. Benefiting from 2 Bedrooms both, Fitted wardrobes in the master bedroom, a modern bathroom, a bright and spacious reception room open to the modern fitted kitchen and ample storage.

Available Immediately. Offered Furnished.

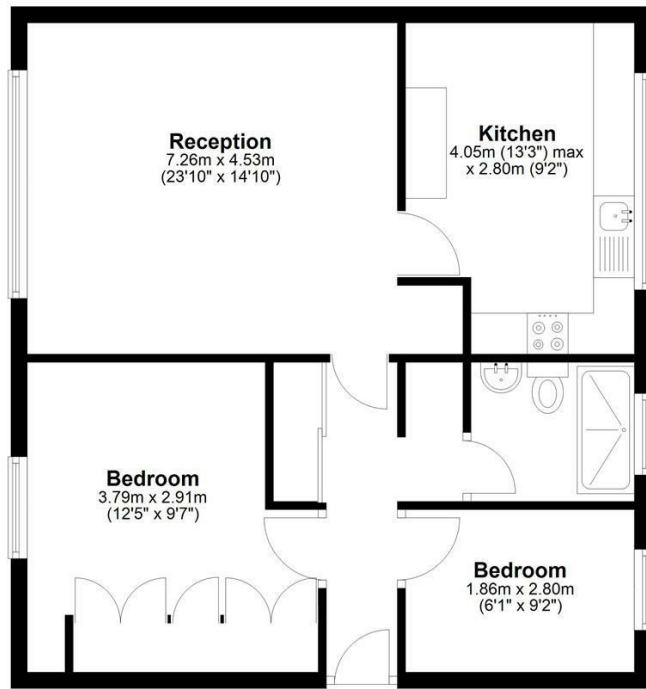
Located within easy walking distance of Colliers Wood Tube Station (Northern Line) and Town Centre with many local amenities. South Wimbledon Station and Wimbledon are also within easy reach.

EPC Rating - C

Council Tax - Merton Council Tax Band C

First Floor

Approx. 67.6 sq. metres (727.2 sq. feet)



Total area: approx. 67.6 sq. metres (727.2 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.

141 Kingston Road, London, SW19 1LJ

Tel: 0208 542 3232 - Fax: 020 8296 9066

wm-sales@cjames.co.uk - <https://www.cjames.co.uk/>

LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating