

Alexandra Road Wimbledon, SW19 7JZ

£2,250 PCM

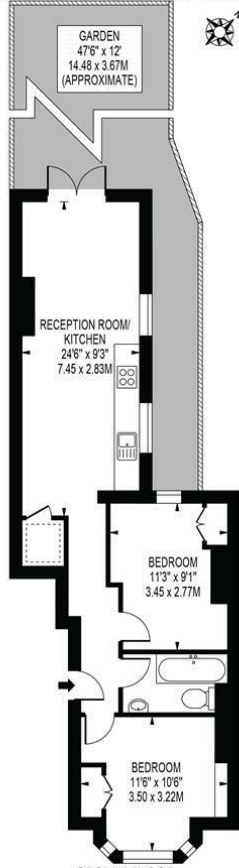


Located just a few minutes walk from WIMBLEDON STATION AND TOWN CENTRE is this MODERNISED TWO DOUBLE BEDROOM ground floor conversion flat with PRIVATE GARDEN. The property features a recently refurbished open plan kitchen/reception room with wood flooring, and doors out to a low maintenance private patio garden, newly fitted bathroom and two double bedrooms with FITTED WARDROBES.

EPC band C. Council tax band C.

** PETS CONSIDERED.

ALEXANDRA ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 542 SQ FT - 50.38 SQ M



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.



- Pets considered
- Ground floor conversion flat
- Private garden
- Short walk to Wimbledon town centre and station
- Recently refurbished kitchen and bathroom
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band C

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



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

