

## Grove Road Wimbledon, SW19 1AF

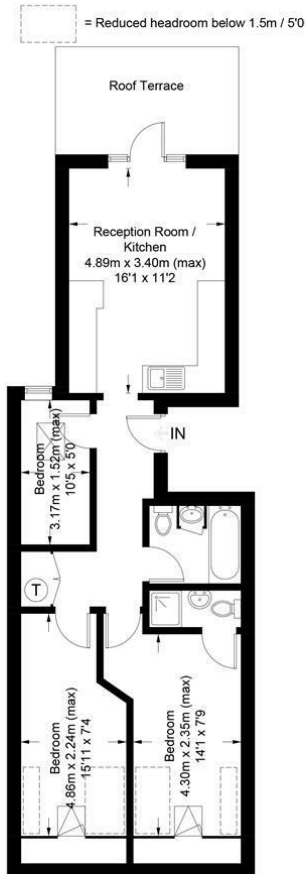
£2,400 Per Month



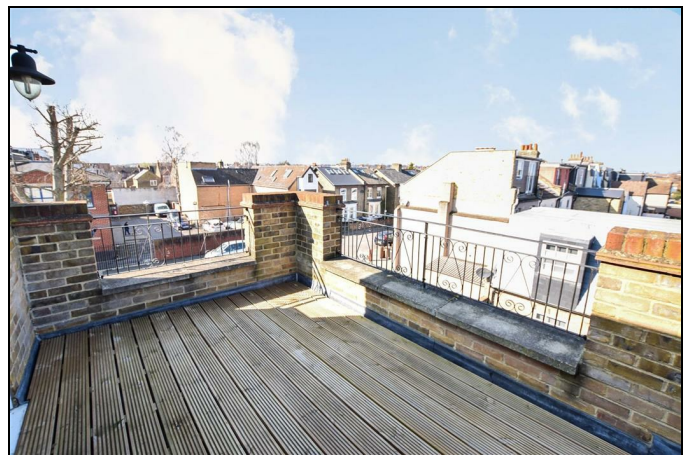
**\*\*AVAILABLE NOW\*\*** A well presented two bedroom, two bathroom flat, ideally situated in a highly sought after area just a short walk from nearby Northern Line Underground stations and excellent local bus links. The property comprises a modern fitted kitchen / lounge that opens onto a spacious private roof terrace with great views, two generous double bedrooms, two bathrooms and a separate office space, ideal for those working from home. Available now and offered unfurnished.

## Admiral Mews, SW19

Approximate Gross Internal Area = 58.5 sq m / 630 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
 The Gross Internal Area includes outbuildings shown on the plan.  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Two Bedroom, Two Bathroom Flat
- Roof Terrace
- Separate Office
- Unfurnished
- Available Now
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : D
- Merton Council Tax Band : C

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 75        |
| (55-68)                                     | D | 59                      |           |
| (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.

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