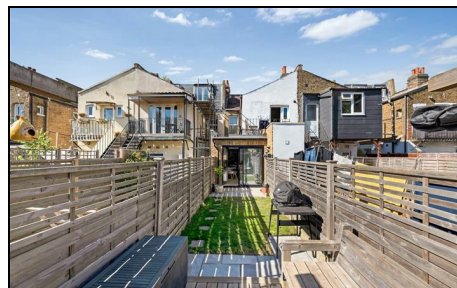


Cowper Road Wimbledon, SW19 1AA

£2,500 PCM



Beautifully presented, high spec, two double bedroom ground floor conversion flat with South West facing private garden and off street parking to the rear. Situated 0.5 miles from Colliers Wood tube (Northern line) and 1 miles from Wimbledon town centre/station. The property features an open plan kitchen/reception room with appliances including dishwasher and washer/dryer, modern bathroom, principle bedroom with large wardrobes, and second double bedroom.
EPC band C. Council tax band C.

COWPER ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 662 SQ FT - 61.46 SQ M



GROUND FLOOR
 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.



- Two double bedroom
- South west facing private garden
- Off street parking to the rear
- Beautifully presented throughout
- Wood flooring
- 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

