

The Downs Wimbledon, SW20 8HY

£2,200 PCM



FANTASTIC FULLY FURNISHED TWO DOUBLE BEDROOM purpose built apartment with private BALCONY. Located a short walk to both Wimbledon town centre/station and also Wimbledon Village with its array of boutique shops, pubs and restaurants. The property has a large reception room with wood flooring, separate kitchen featuring a dishwasher, spacious principle bedroom with fitted wardrobes, second double bedroom and family bathroom.

A garage is available for an extra £100 per month.

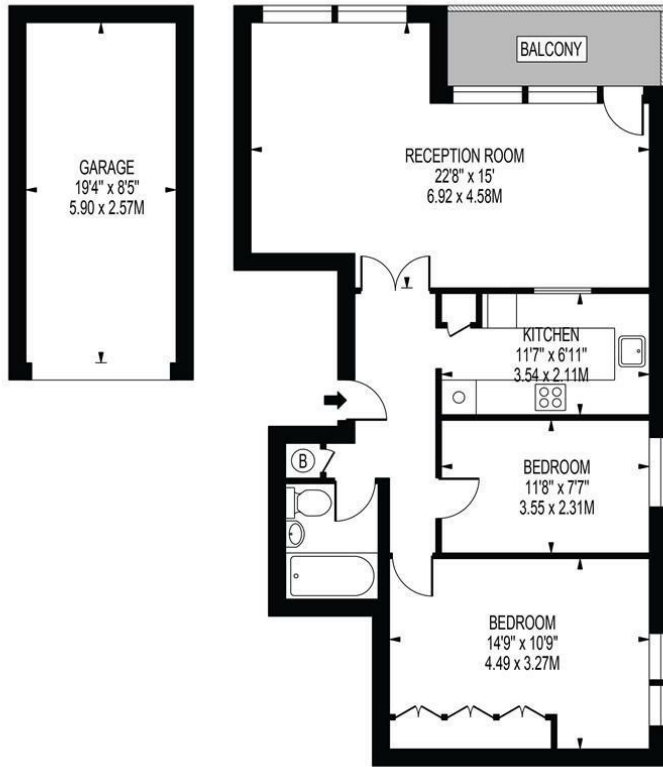
EPC band E. Council tax band E.

** video available **

SAVONA COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 730 SQ FT - 67.82 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 163 SQ FT - 15.16 SQ M



SECOND 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 Bedrooms
- West Facing Balcony
- Optional Garage Available for £100 extra pm
- Large Reception Room
- Fitted Wardrobe
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC Rating - E
- Council Tax Band - E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	42	80
EU Directive 2002/91/EC		
England & Wales		



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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of successful Sales and
Lettings in Merton**

