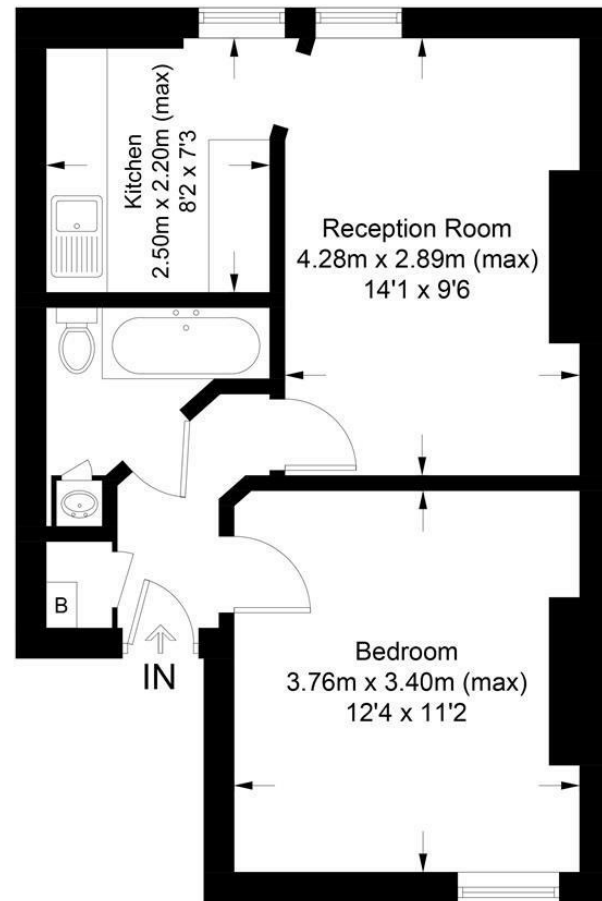


## High Street Wimbledon, SW19

Approximate Gross Internal Area = 38.7 sq m / 416 sq ft



### Lower Ground Floor

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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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 63                      | 67        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

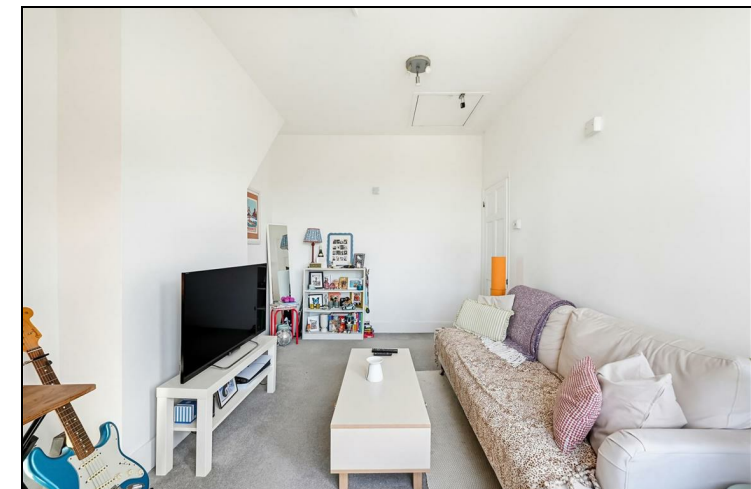
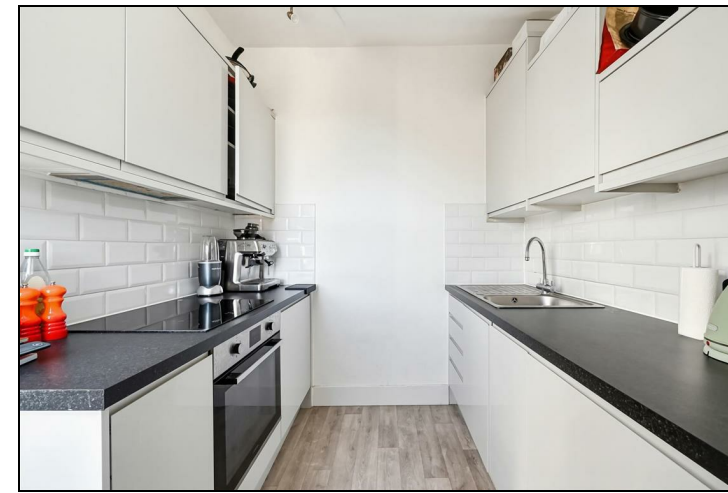
## Merton High Street South Wimbledon, SW19 1AU



£1,550 PCM:

ONE BEDROOM TOP FLOOR FLAT  
CLOSE TO SOUTH WIMBLEDON TUBE

Top floor one bedroom conversion flat located just ONE MINUTES WALK FROM SOUTH WIMBLEDON UNDERGROUND STATION (Northern line zone 3). The property benefits from a modern kitchen with appliances, bright and airy reception room and double bedroom. EPC band C. Council tax band B.



### SPECIFICATION:

- Top floor flat
- Modern kitchen
- Neutral decor
- Close to South Wimbledon tube
- Double glazing & gas heating
- First months rent in advance
- Five weeks security deposit
- No agency fees
- Council tax band B
- EPC C