

Langley Road Merton Park, SW19 3NZ

£1,750 PCM



Charming one bedroom property in a converted coach house, featuring a large garden with gardener included. Situated in a quiet private road in Merton Park, the property is located 0.7 miles from South Wimbledon tube (Northern line), 0.8 miles to Wimbledon train station and town centre, and just a few minutes walk to local bus routes and Merton Park tram stop.

The property benefits from a large reception room with wood flooring, separate kitchen, good size bedroom with fitted wardrobes, and shower room. Shared parking for one car available.

Bills are payable to the Landlord at £350 per month subject to a fair use policy, to include gas, electric, water, council tax and a gardener.
EPC band D.

LANGLEY ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 699 SQ FT - 64.93 SQ M



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.

- Charming one bedroom house
- Large garden with gardener included
- Spacious reception room with wood flooring
- Fitted wardrobes
- Shared parking for one car
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- Bills payable to Landlord at £350 per month
- EPC band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		