

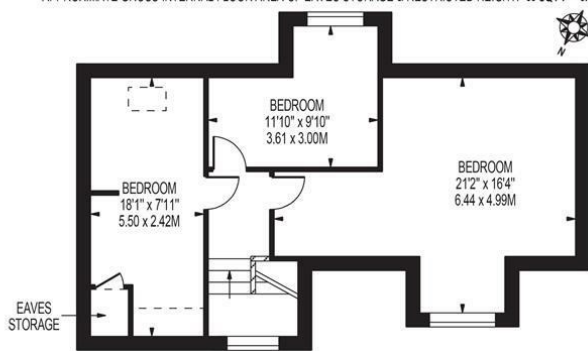
Sheridan Road Wimbledon, SW19 3HW

£2,750 Per Month

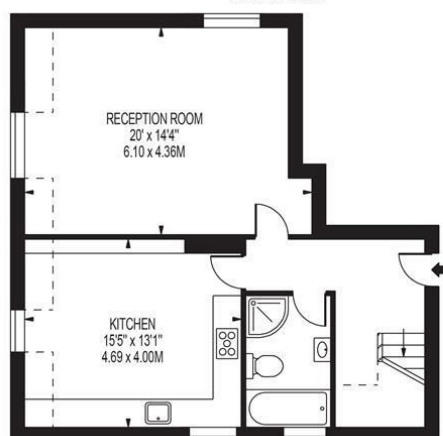


Ideal for professional sharers or a family is this gorgeous one off three double bedroom split level apartment with private garden situated in a quiet tree lined residential road in Merton Park, a few minutes walk from Wimbledon Chase station and Merton Park tram stop, and both Merton Park and Wimbledon Chase Primary Schools. Benefits include fantastic spec eat in kitchen/diner, large reception room, family bathroom with separate shower cubicle and off street parking. EPC TBC. COUNCIL TAX BAND E

SHERIDAN ROAD
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1191 SQ FT - 110.61 SQ M
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 69 SQ FT - 6.42 SQ M



SECOND FLOOR



FIRST 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.

- Split Level Apartment
- Three Bedrooms
- Well Presented
- Private Garden
- Off Street Parking
- Period Building
- One months rent in advance
- Damages deposit = 5 weeks Rent
- Council Tax E
- EPC TBC



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		
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

