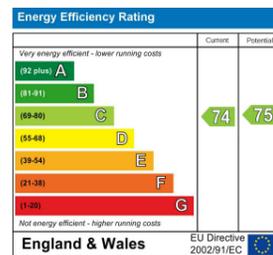


APPROX. GROSS INTERNAL FLOOR AREA 562 SQ FT / 62 SQ M

Ref: EW0421

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£1,725 PCM:

LARGE ONE BEDROOM CONVERSION FLAT  
WITH COMMUNAL GARDEN AND OFF STREET PARKING

SPACIOUS ONE BEDROOM flat with a large COMMUNAL GARDEN and OFF STREET PARKING. Ideal location just 0.4 MILES FROM WIMBLEDON STATION for the overground, district line and tram, and town centre. Comprising BRIGHT AND AIRY living room, spacious double bedroom with WALK IN DRESSING ROOM, and great storage.  
EPC band C. Council Tax Band D.



### SPECIFICATION:

- Top Floor Period Conversion Flat
- One Double Bedroom
- Walk In Dressing Room
- Off-street parking
- Large Communal Garden
- First Months Rent in Advance
- Damages Deposit = 5 Weeks Rent
- Holding Deposit = One Weeks Rent
- EPC Band C
- Council Tax Band D

