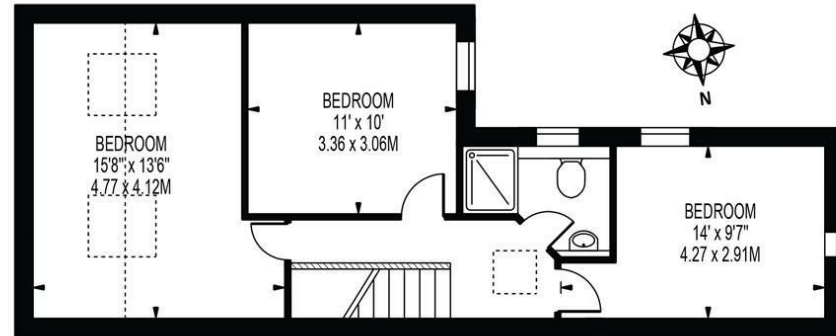


## GRAHAM ROAD

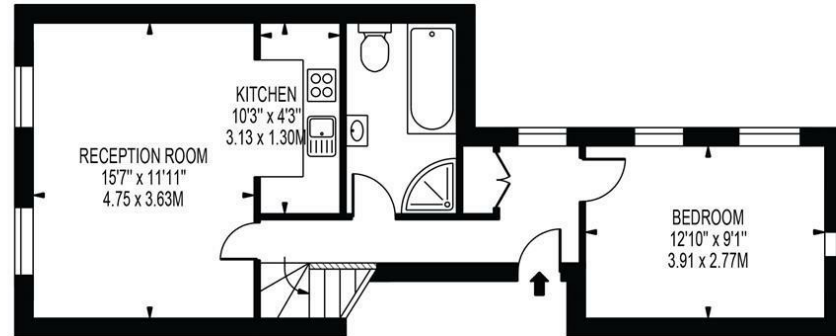
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1039 SQ FT - 96.49 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 78 SQ FT - 7.20 SQ M



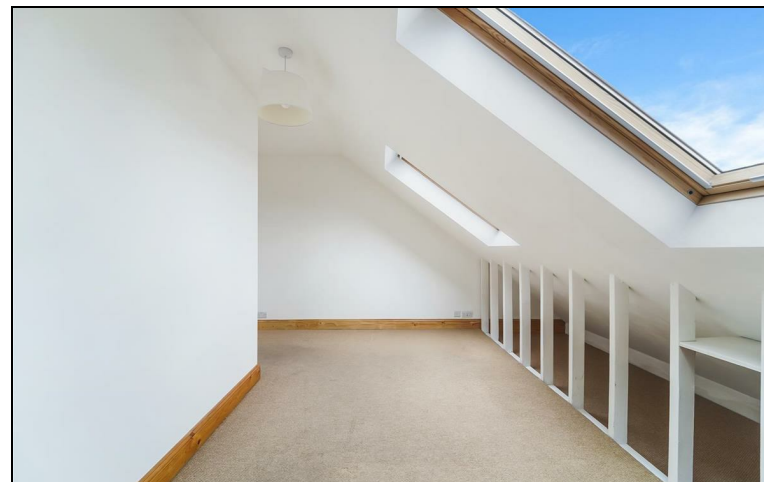
SECOND FLOOR



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.



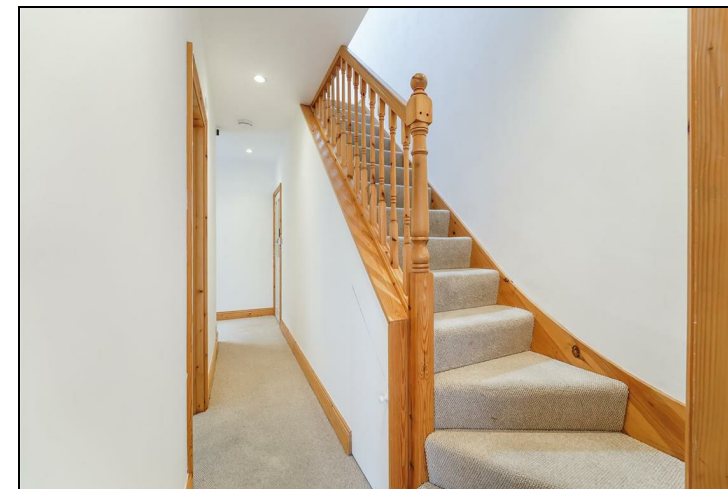
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



**£3,250 Per Month:**

SPLIT LEVEL THREE BEDROOM PLUS STUDY APARTMENT

FANTASTIC THREE BEDROOM, TWO BATHROOM, WITH STUDY split-level apartment. Situated in central Wimbledon, being within easy reach of Wimbledon mainline station (0.2 miles), Northern Line (0.9miles) stations, and highly sought after local schools with Dundonald school being 0.4 miles away. With 1039 sq/ft of living space the property features, two reception rooms or study, modern kitchen with three bedrooms and two bathrooms. EPC band C. Council tax band E.



### SPECIFICATION:

- Fantastic location
- Split level
- Catchment area of Dundonald school
- Three double bedrooms + study
- Unfurnished
- Holding deposit = One weeks rent
- One months rent in advance
- Five week security deposit
- EPC - C
- Council tax band - E

