

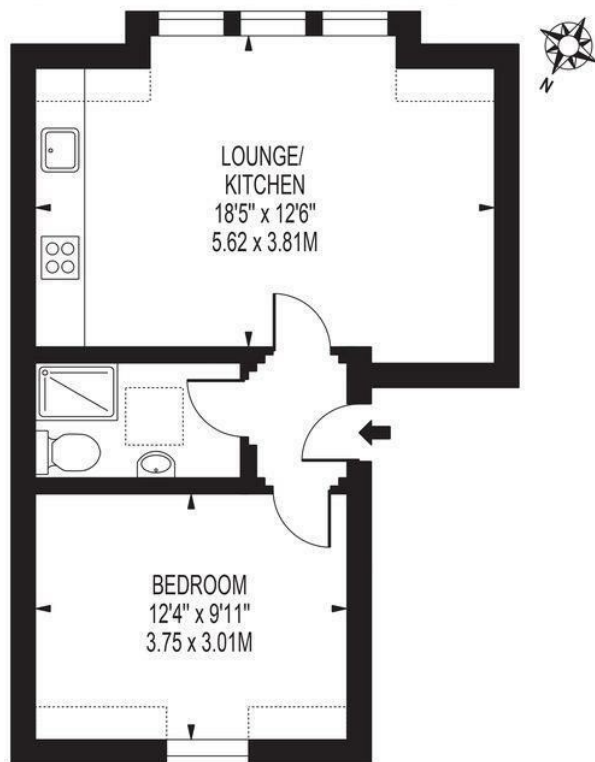
## Arthur Road Wimbledon Park, SW19 8AD

£1,600 PCM



A MODERN AND BRIGHT top floor one bedroom flat with FANTASTIC VIEWS OF LONDON. FANTASTICALLY LOCATED JUST A STONES THROW AWAY FROM WIMBLEDON PARK STATION. Situated on the high street with an ample amount of restaurants and cafes to choose from. The property offers an open plan kitchen/reception room, shower room, and double bedroom. Hardwood flooring has been fitted throughout.  
COUNCIL TAX BAND C. EPC E.

**ARTHUR ROAD**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 419 SQ FT - 38.84 SQ M  
 (INCLUDING RESTRICTED HEIGHT AREA)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 23 SQ FT - 2.16 SQ M



### THIRD 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.

- Top floor one bedroom
- Fantastic views of London
- Open plan kitchen/lounge
- Close to Wimbledon Park tube and amenities
- Cats considered
- First months rent
- Five weeks security deposit
- Holding deposit - one weeks rent
- EPC band E
- Council tax band C



#### 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>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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**

