

## Nelson Road South Wimbledon, SW19 1HT

**£3,500 PCM**

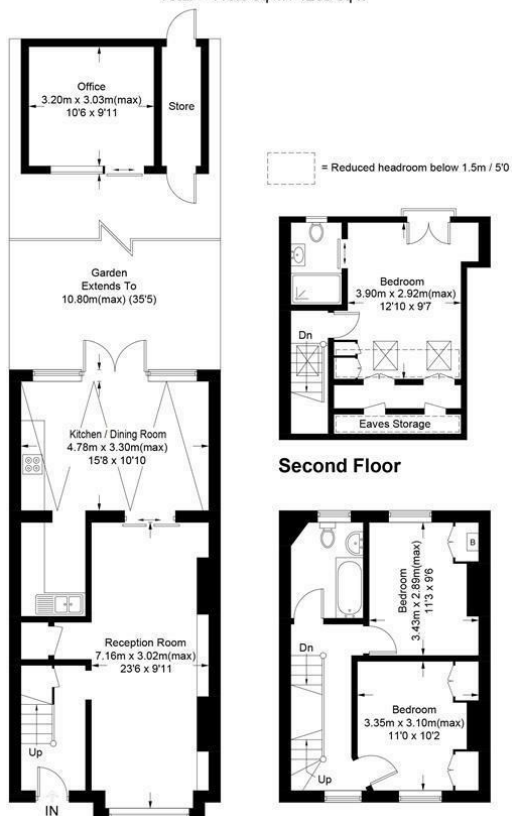


Beautiful THREE DOUBLE BEDROOM, TWO BATHROOM period terrace house with GARDEN OFFICE. situation on a popular residential road just a few minutes walk of South Wimbledon tube (Northern line), close to local parks, and 0.9 miles from Wimbledon train station and town centre. The property is open plan with a modern kitchen with island, utility room and ground floor WC. Well kept rear garden with garden office. Three double bedrooms are located over the first and second floor, first floor family bathroom and ensuite shower room to the principle bedroom.

EPC band C. Council tax band E.

## Nelson Road, SW19

Approximate Gross Internal Area  
Ground Floor = 51.5 sq m / 554 sq ft  
First Floor = 32.9 sq m / 354 sq ft  
Second Floor = 21.7 sq m / 233 sq ft  
Office / Store = 13.4 sq m / 144 sq ft  
Total = 119.5 sq m / 1285 sq ft

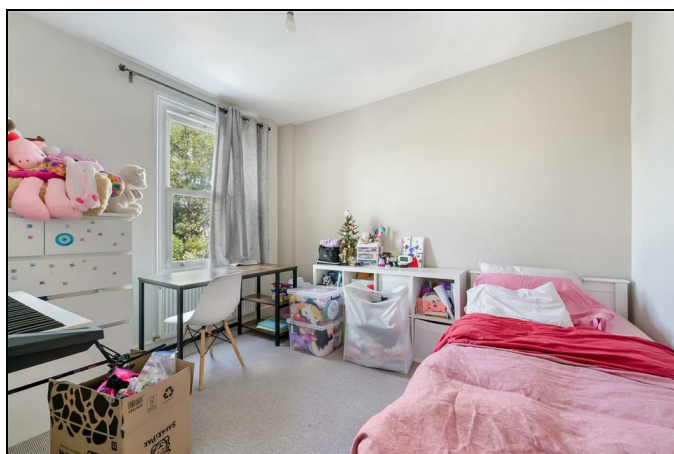


Ground Floor

First Floor

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
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(ID 374054)

- Three double bedrooms
- Two bathrooms
- Garden office
- Ground floor WC
- Open plan kitchen/reception room
- First months rent in advance
- Five weeks security deposit
- Holding deposit = 1 weeks rent
- EPC band C
- Council tax band E



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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		
England & Wales		
EU Directive 2002/91/EC		