

## Pelham Road Wimbledon, SW19 1SX

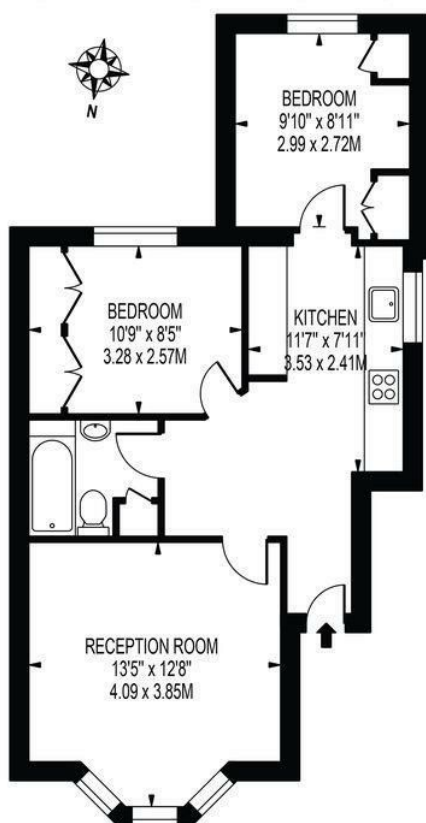
**£2,000 PCM**



Well presented two double bedroom upper ground floor flat situated in a beautiful period conversation benefiting from a large shared garden to the rear. Situated on a popular road 0.3 miles to South Wimbledon tube (northern line), close to local shops and independent restaurants, and 0.7 miles to Wimbledon train station/district line and town center. Street permit parking available. Council tax band D. EPC band E.

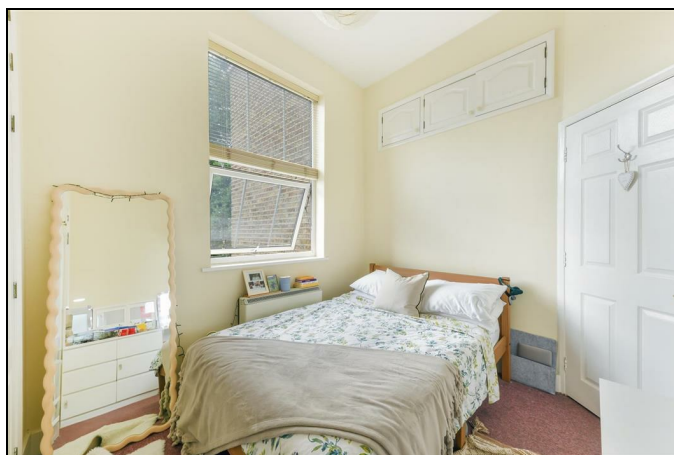
## PELHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 541 SQ FT - 50.29 SQ M



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.

- Two double bedrooms
- Large communal garden
- Close to South Wimbledon tube & amenities
- Spacious rooms
- Beautiful period building
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band E
- Council tax band D



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>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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