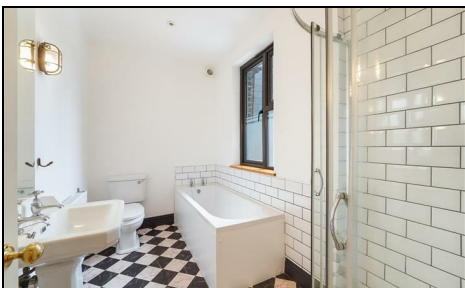


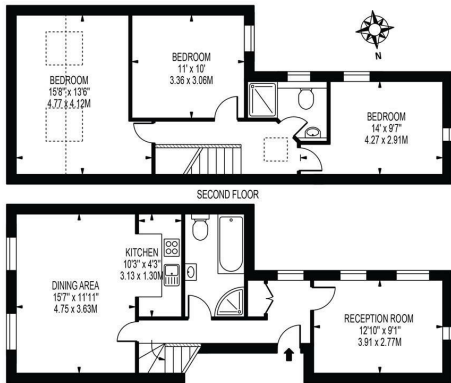
Graham Road Wimbledon, SW19 3SW

£3,000 Per Month



Vacant now - Fantastic three bedroom, two bathroom split-level apartment. Situated in central Wimbledon, being within easy reach of Wimbledon mainline station (0.2 miles), South Wimbledon Northern Line (0.9 miles) station, and highly sought after local schools with Dundonald school being 0.4 miles away. With 1039 sq/ft of living space this versatile property features two reception rooms, modern kitchen, three bedrooms and two bathrooms. EPC band C. Council tax band E.

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



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 AREAL MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Fantastic location - close to central Wimbledon
- Split level conversion flat
- Catchment area of Dundonald school
- Three double bedrooms
- Two bathrooms
- Holding deposit = One weeks rent
- One months rent in advance
- Five week security deposit
- EPC - C
- Council tax band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

Celebrating 30 years of successful Sales and Lettings in Merton

