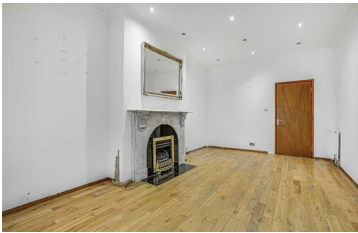# JAMES ANDERSON

TO LET

Alexandra Road, London, SW19

£2,500 Per Month

Per Month

Nestled in the charming area of Wimbledon, this delightful ground floor flat on Alexandra Road offers a perfect blend of comfort and convenience. With two generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking extra space. The flat boasts a well-appointed reception room, providing a welcoming area for relaxation and entertaining guests.

One of the standout features of this property is its private garden, a rare find in London flats. This outdoor space is perfect for enjoying a morning coffee, hosting summer barbecues, or simply unwinding in a tranquil setting. The garden enhances the overall appeal of the flat.

The flat is part of a conversion, which adds character and charm to the living space. The layout is thoughtfully designed, ensuring that every corner is utilised effectively. The bathroom is conveniently located, catering to the needs of modern living.

- Two Bedrooms
- One Bathroom
- Large Reception Room
- Open Plan Kitchen
- EPC C | Council Tax D | Holding Deposit £576.92

- Wimbledon Station
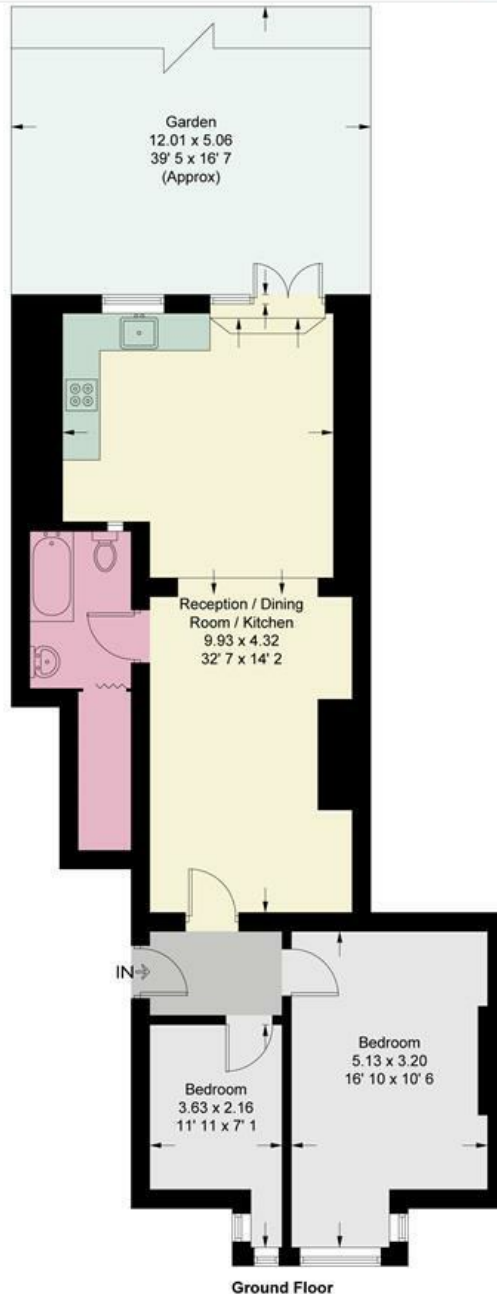- Private Garden
- Available August
- Central Wimbledon
- Minimum Term 12 Months | Deposit £2,884.62

Alexandra Road

Approximate Gross Internal Area = 762 sq ft / 70.8 sq m

N

Garden
12.01 x 5.06
39' 5 x 16' 7
(Approx)

Reception / Dining Room / Kitchen
9.93 x 4.32
32' 7 x 14' 2

IN →

Bedroom
5.13 x 3.20
16' 10 x 10' 6

Bedroom
3.63 x 2.16
11' 11 x 7' 1

Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC