



**JAMES  
ANDERSON**



## TO LET

Wimbledon Park Road, London, SW18

## £1,950 Per Month

Per Month

Located within a residential area overlooking a Green and within easy access of Southfields, Putney and Wandsworth is this conversion apartment found on the lower ground floor. The flat is decorated to a good standard throughout. Benefits include a double bedroom serviced by a well-appointed bathroom. A sitting room with open fireplace leading to a fitted kitchen. The kitchen has been fitted to a high specification with a number of fitted appliances. The rear communal garden offers a further great entertaining space in the summer.

-  One Bedroom
-  Modern Bathroom
-  Open Plan Reception
-  Modern Kitchen
-  EPC C / Council Tax C / Holding Deposit £461.53
-  Southfield Tube
-  Communal Garden
-  Furnished
-  Available January
-  Minimum Term 12 Months / Deposit £2250



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

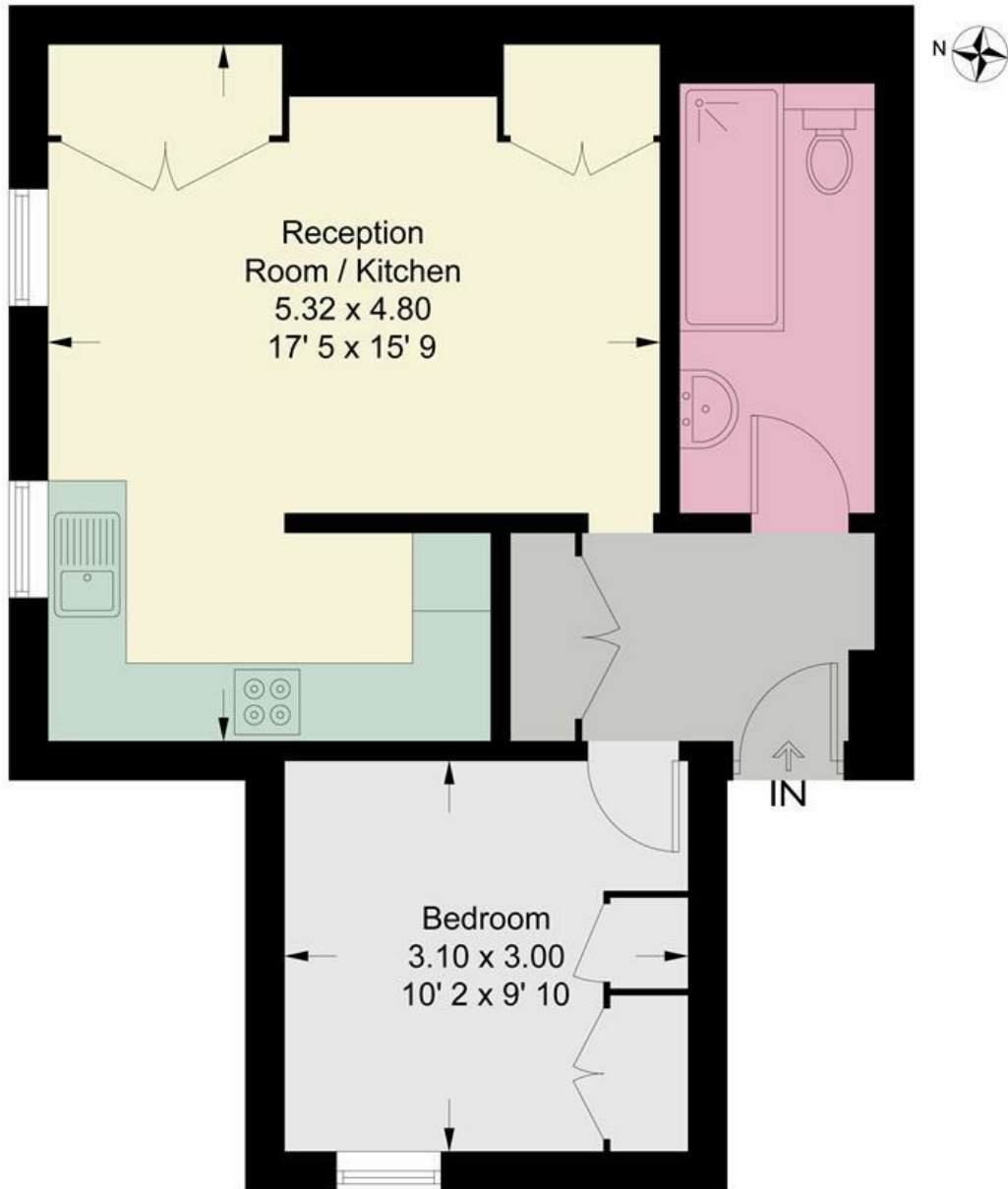
0208 785 4400

# Wimbledon Park Road

Approximate Gross Internal Area = 472 sq ft / 43.9 sq m



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## Lower 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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