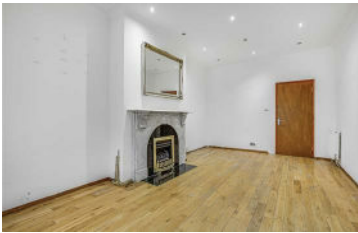




**JAMES
ANDERSON**



TO LET

Alexandra Road, London, SW19

£2,400 Per Month

Per Month

A spacious two bedroom ground floor flat to rent benefiting from a private garden. The property is within walking distance to Wimbledon town centre and offers wooden flooring throughout.



Two Bedrooms



One Bathroom



Large Reception Room



Open Plan Kitchen



EPC C / Council Tax D / Holding Deposit £553.84



Wimbledon Station



Private Garden



Available August



Central Wimbledon



Minimum Term 12 Months / Deposit £2769.23



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

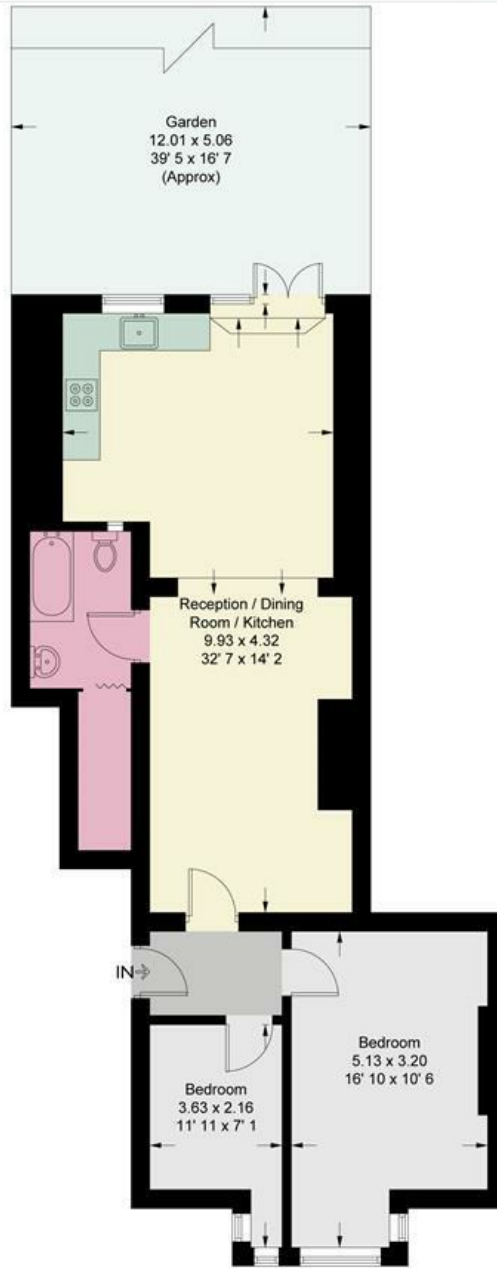
0208 785 4400

Alexandra Road

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



JAMES ANDERSON



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			
(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	72	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

