



WORPLE ROAD MEWS, SW19  
**£2,150 PER MONTH UNFURNISHED**

**Winkworth**



## WORPLE ROAD MEWS, SW19

**A two-bedroom apartment featuring a private rear patio garden, situated within a modern development in the heart of Wimbledon Town.**

This apartment featuring wooden flooring throughout and ample built-in storage, including double wardrobes in both bedrooms. The property comprises an entrance hall, an open-plan kitchen and reception area leading to a patio/garden, and two double bedrooms. The bathroom boasts a modern suite with fixtures and fittings of a good standard, typical in modern developments.

### Key Features:

- Flooring: Wooden floors throughout.
- Storage: Ample built-in storage, including double wardrobes in both bedrooms.
- Layout: Entrance hall, open-plan kitchen/reception, and a well-sized patio/garden.
- Bedrooms: Double bedrooms.
- Bathroom: Modern suite.

### Location Highlights:

- Transport: Close proximity to Wimbledon Station, offering excellent links to Central London.
- Amenities: Conveniently located near Wimbledon Town and Wimbledon Village, with access to a wide range of shops, bars, and restaurants.
- Leisure: Near gyms and leisure facilities, with great walking trails and Wimbledon Common nearby.

### Availability:

October 1st, 2024

### Financial Details:

- Deposit: £2,480.77 (5 weeks) based on a rent of £2,150.00 per month. If a higher rent is agreed, the deposit will increase proportionately.



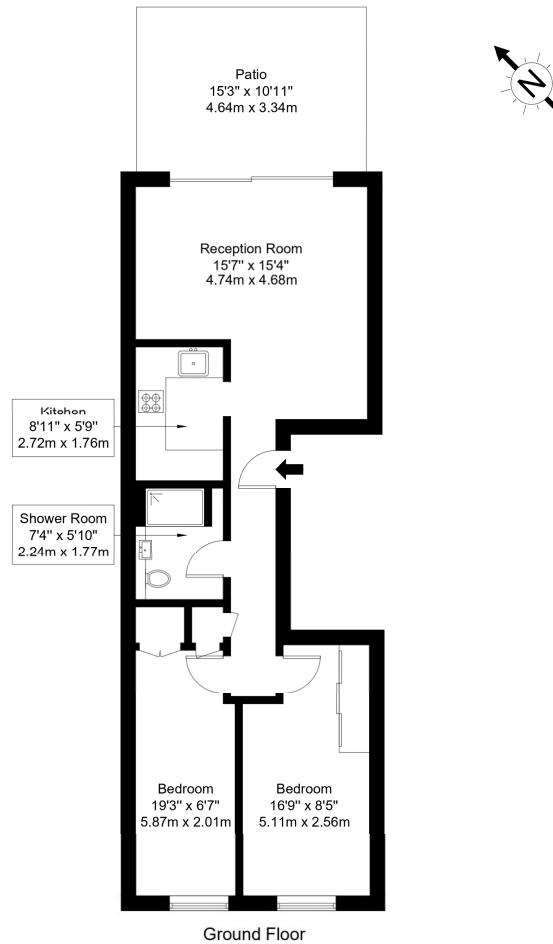


# Worple Road Mews, SW19 4DB

Approx Gross Internal Area = 59.1 sq m / 636 sq ft

Patio = 15.5 sq m / 167 sq ft

Total = 74.6 sq m / 803 sq ft



Ground Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BLEUPLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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