



DELAMERE ROAD, SW20
£1,900 PER MONTH UNFURNISHED

Winkworth



DELAMERE ROAD, SW20

Winkworth Wimbledon are pleased to exclusively present this bright and spacious one double bedroom ground floor maisonette with a separate study room/single bedroom.

Walking into the property, you'll find the large master bedroom which benefits from built in wardrobes which offers ample storage space, a good-sized family bathroom, a lovely open plan kitchen area and a generous sized study room which can also be used as a single bedroom. To the rear of the property, you will find the large reception room with direct access to a private south facing garden which is perfect for entertaining. The reception room also features a period fireplace and there are high ceilings throughout.

The property is in a sought-after area in Wimbledon and in the catchment area for Ursuline High School (Ofsted good) and Rutlish School (Ofsted outstanding).

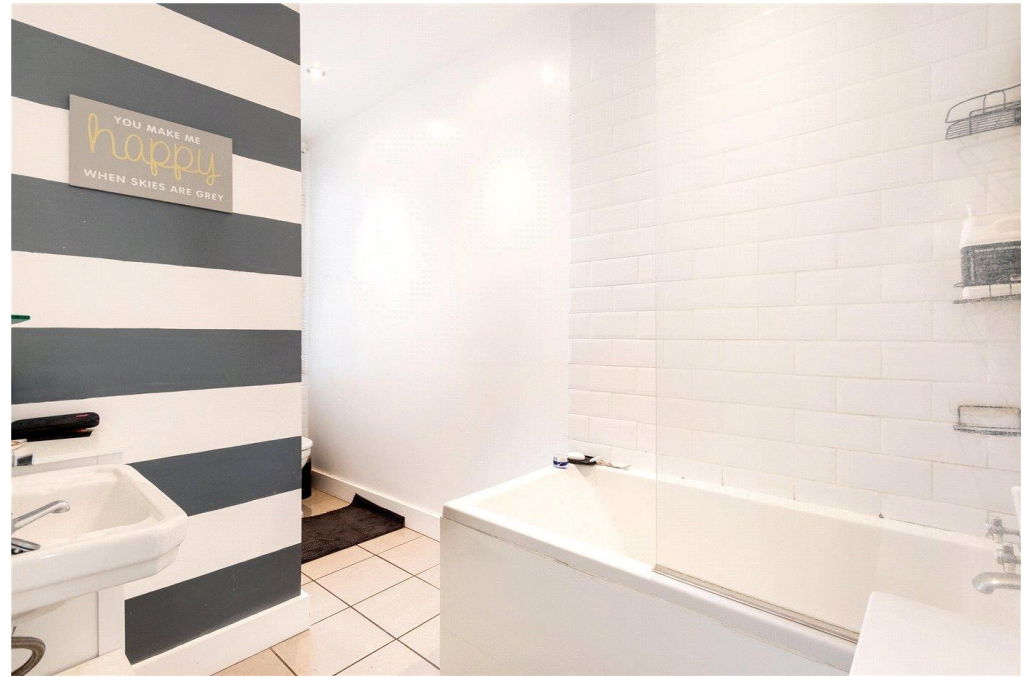
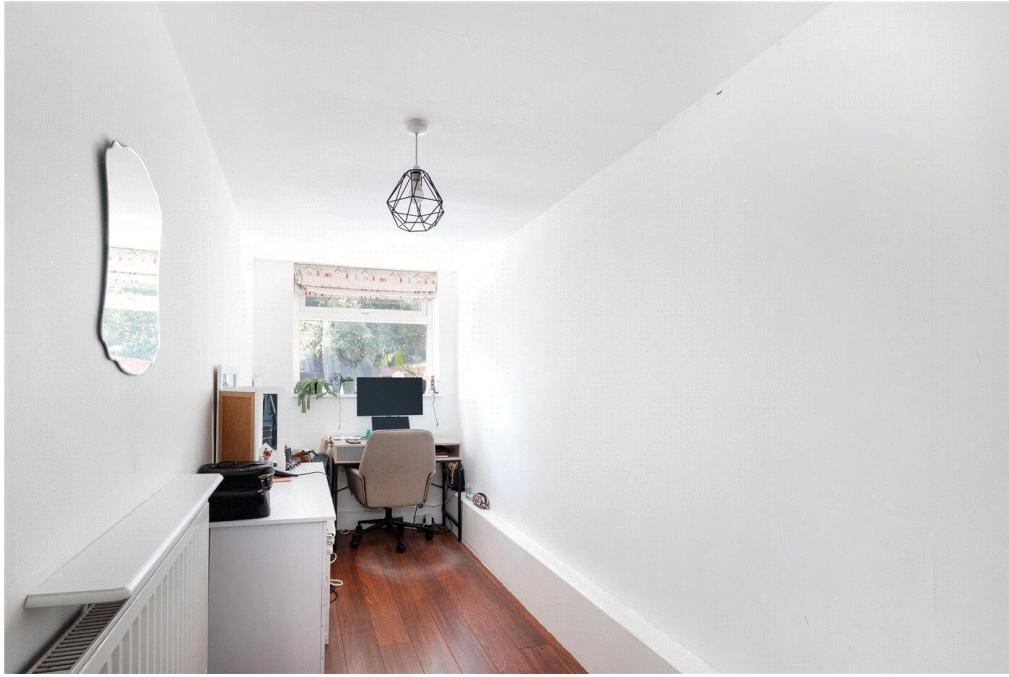
The Property is also conveniently located close to the shops, amenities and train station of Raynes Park served by South Western Trains into London Waterloo and Surrey. A short distance away by bus or train is Wimbledon with its tram and underground links in addition to shops and restaurants of The Broadway and Centre Court Shopping Centre.

Deposit £2,192.30 (5 weeks) based on marketing rent of £1,900 per month. If a higher rent is agreed, then the deposit will be increased proportionately.

LOCATION

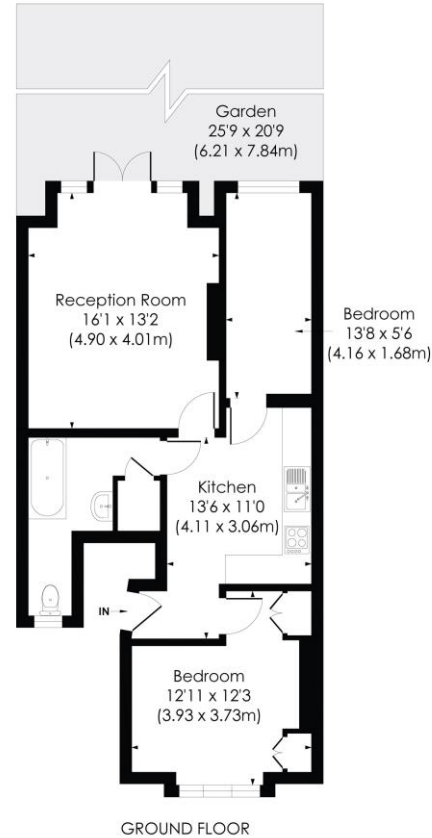
Raynes Park/Wimbledon





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Approx. Gross Internal Floor Area
649 Sq. ft/60.26 Sq. m



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 PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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