



WORPLE ROAD, SW19
£2,500 PER MONTH

Winkworth



WORPLE ROAD, SW19

Winkworth Wimbledon is delighted to present this beautifully refurbished, three-bedroom first-floor flat, available for immediate occupancy. Offering a perfect blend of modern living and comfort, this charming property is ideal for those seeking a stylish and convenient home in one of Wimbledon's most sought-after locations.

The flat features a spacious and inviting lounge, creating a perfect space for both relaxing and entertaining. The three generously sized bedrooms provide ample storage and living space, making this property suitable for families or professionals alike. The modern kitchen is well-appointed with contemporary fittings, offering everything you need for everyday living. The stylish and sleek bathroom has been designed to a high standard, providing a touch of luxury.

Additional highlights include off-street parking, ensuring you always have a designated space, and a private roof terrace, offering the perfect spot for relaxation or entertaining guests on warmer days. This outdoor space is an ideal retreat, allowing you to enjoy a bit of tranquillity amidst the hustle and bustle of city life.

Located just moments from Wimbledon Town Centre, the flat benefits from excellent access to a wide range of local amenities, including shops, cafes, and restaurants. For those commuting, the flat is within easy reach of transport links, including Wimbledon station, providing quick connections to central London and beyond. Whether you are seeking the vibrancy of city living or the convenience of nearby parks, this property offers the best of both worlds.

The flat is part-furnished and is available for immediate move-in, ready for you to make it your home. Part furnished. Available now

Holding Fee: £576.92 (1 week's rent) Deposit: £2,884.61 (5 weeks' rent), based on a marketing rent of £2,500 per month. If a higher rent is agreed, the deposit will be adjusted accordingly.

EPC Rating: D

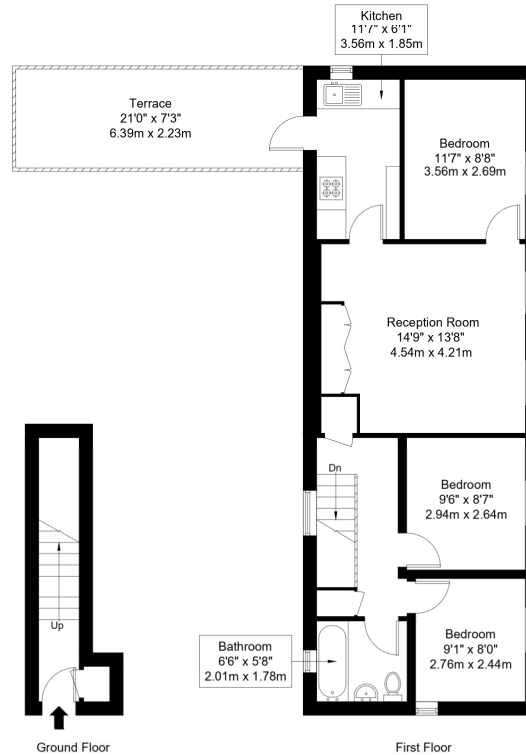
Council Tax Band: C





Worple Road, SW19 4EY

Approx Gross Internal Area = 66.53 sq m / 716 sq ft
 Terrace = 14.25 sq m / 153 sq ft
 Total = 80.78 sq m / 869 sq ft



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	63	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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