



CANNON HILL LANE, SW20
£2,250 PER MONTH PART FURNISHED, UNFURNISHED

Winkworth



CANNON HILL LANE, SW20

Meticulously transformed to an exacting standard this one-bedroom apartment is ready for immediate occupation and represents the pinnacle of luxury living in the area.

The apartment comprises an impressive open-plan living space that flows seamlessly into a stunning German-engineered kitchen. Featuring premium integrated German appliances, exquisite marble worktops, and sleek handleless cabinetry, every detail is flawless. It opens on to a large private terrace. The apartment further features a generous bedroom and immaculate modern bathroom.

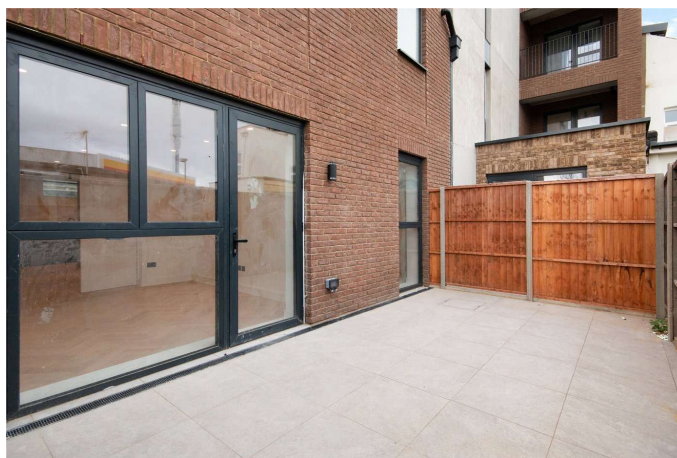
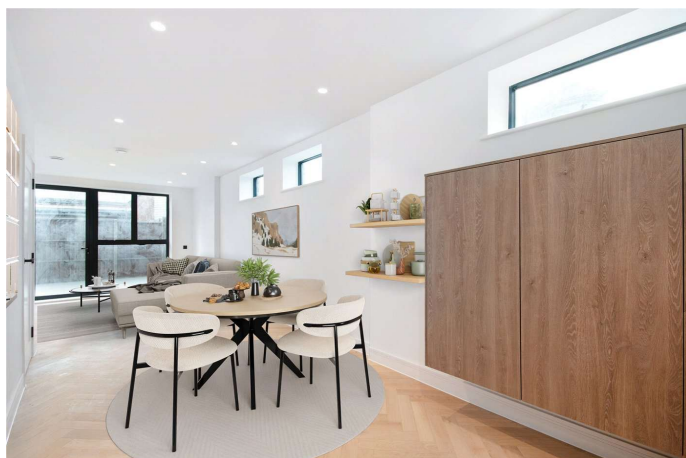
Highlights include wide-plank herringbone parquet flooring, designer bathroom fittings, and an abundant, clever storage solutions. Ideal for discerning professional or a couple.

The location is simply unbeatable. Enjoy immediate access to green space via Cannon Hill Common, a two-minute walk to David Lloyd Raynes Park, and an eight-minute stroll to the station, providing a sub-20-minute commute to Waterloo. Raynes Park's vibrant high street and Wimbledon Village are easily accessible, while highly regarded local primaries are just minutes away.

DISCLAIMER: virtual staging images used. Furniture shown are digital and not included in the rental.

Council Tax Band not yet confirmed by Merton Council.

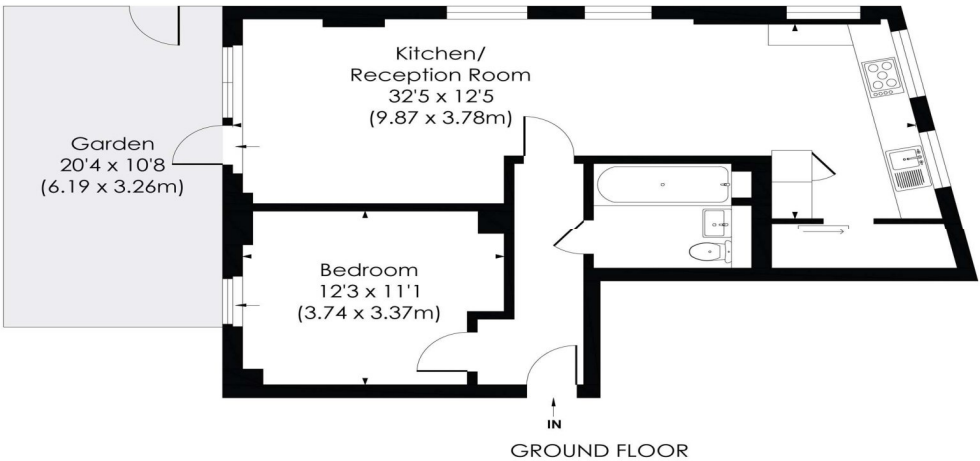
EPC Rated A+





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Approx. Gross Internal Floor Area
645 Sq. ft/59.88 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 RIC3 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.

Score	Energy rating	Current	Potential
92+	A	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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