



ALT GROVE, SW19  
**£1,750 PER MONTH FURNISHED**

**Winkworth**



## ALT GROVE, SW19

**Winkworth Wimbledon are pleased to exclusively present this ground floor, one bedroom, modern flat in the heart of Wimbledon and within walking distance to the High Street and Wimbledon Station.**

This apartment is situated in a quiet cul de sac within close walking distance of Wimbledon Town Centre and Wimbledon Quarter.

This apartment has been thoughtfully designed and is located to the rear of the development with its own private terrace accessed via the living room and bedroom. There is a fitted kitchen set off of the main living space with integrated Bosch appliances and a stone worktop. There is a bathroom fitted out to a high standard and plenty of storage with fitted wardrobes in the bedroom. Wood floors in the living area and electric heating throughout.

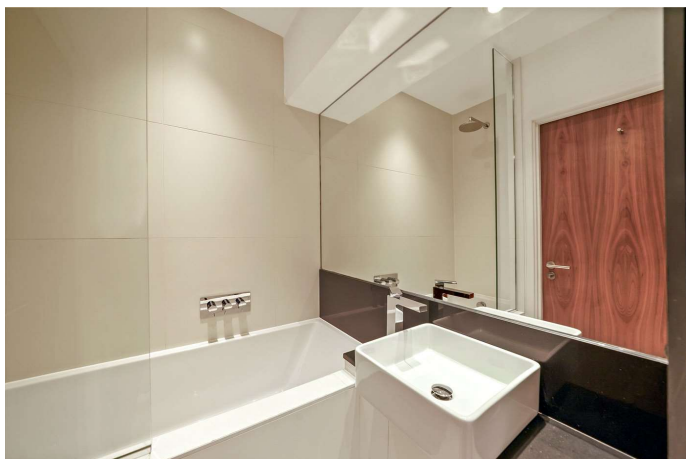
Alt Grove is situated within walking distance to the High Street, Wimbledon Rail and Tube Station. Wimbledon Village is less than a 10 minute walk away.

Council Tax Band C  
EPC Rating C

Deposit £2,019.23 (5 weeks) based on marketing rent of £1,750 per month. If a higher rent is agreed then the deposit will be increased proportionately.

## LOCATION

## DIRECTIONS

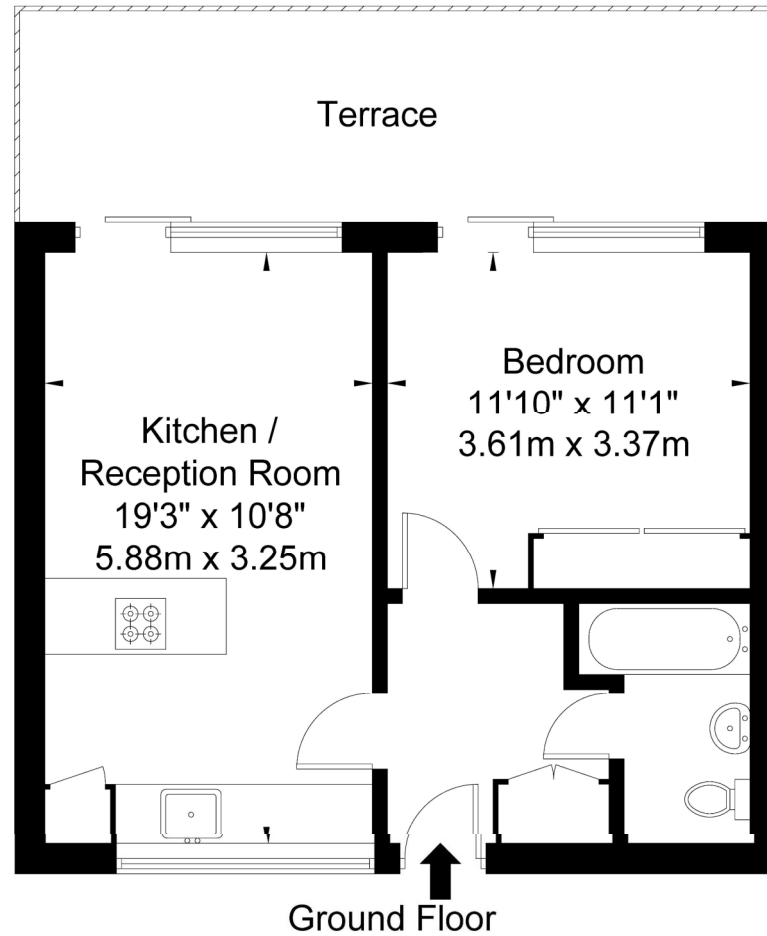






# Alt Grove, SW19 4DZ


Approx Gross Internal Area = 41.3 sq m / 444 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. 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			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	85
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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