



WORPLE ROAD, SW19
£4,500 PER MONTH SHORT LET

Winkworth



WORPLE ROAD, SW19

This spacious two double bedroom apartment is located on the ground floor of the prestigious Wimbledon Central development in the heart of Wimbledon Town Centre.

The apartment opens into a wide central hallway with double doors leading onto the bright large reception room featuring full height glazed double doors accessing the patio garden.

The separate kitchen fitted with integrated appliances offers ample storage within the kitchen cupboards.

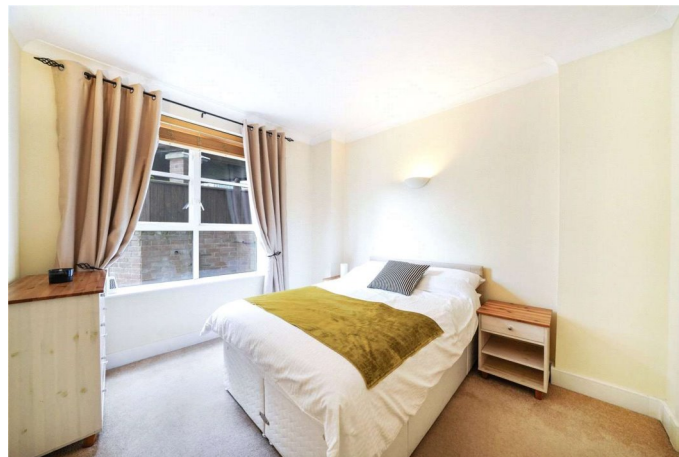
This property boasts two double bedrooms with fitted wardrobes, one bedroom comes with en-suite bathroom and a second bedroom is served by the family bathroom, both bathrooms are fitted with bathtubs.

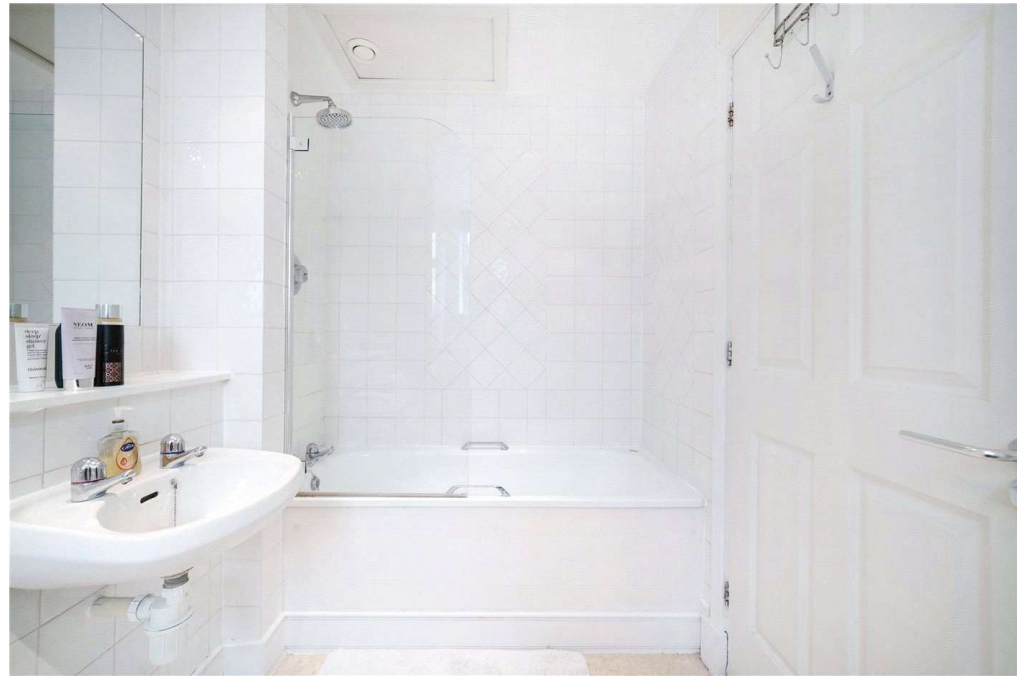
The development benefits from a 24 hour concierge service and lift access. The property comes with an allocated secure parking space within a gated resident car park.

Deposit £5,192.31 (5 weeks) based on marketing rent of £4,500.00 per month. If a higher rent is agreed then the deposit will be increased proportionately.

EPC Rating D

Council Tax Band - F



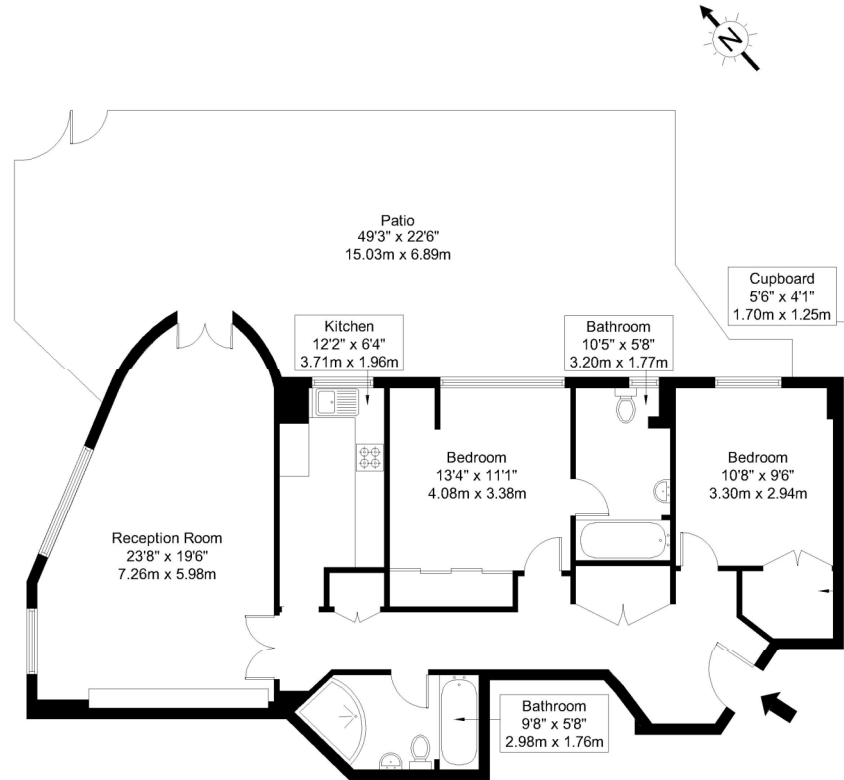


Worple Road, SW19 4BJ

Approx Gross Internal Area = 89 sq m / 958 sq ft

Patio = 79 sq m / 850 sq ft

Total = 168 sq m / 1808 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(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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