



THE DOWNS, SW20  
**£2,100 PER MONTH**

**Winkworth**





## THE DOWNS, SW20

**A bright and spacious two bedroom apartment on the second floor in a modern block located in The Downs, ready to move in.**

Located on the second floor of this modern development in a sought after location on the slopes of Wimbledon Village, close to both Wimbledon Town and Raynes Park with their great transport links. The Downs is a very quiet residential neighbourhood and is only 800 metres from the wide open spaces of Wimbledon Common.

The property comprises of open plan kitchen and living room, two large spacious bedrooms, unfurnished with an allocated parking space. Conveniently located for both Wimbledon Mainline Station (1 mile) and Raynes Park train station (0.8 mile).

COUNCIL TAX BAND E

EPC RATED B

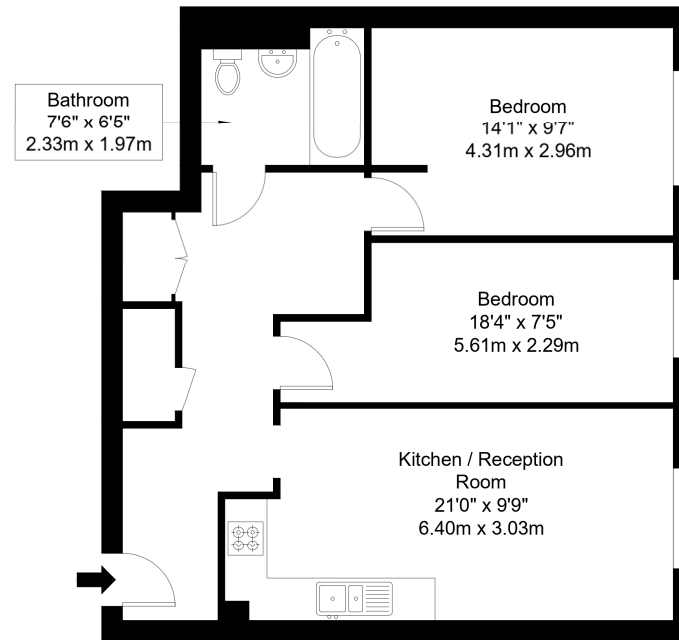
Holding Fee: £484.61 (1 week's rent) Deposit £2,423.07 (5 week's rent) based on marketing rent of £2,100.00 per month. If a higher rent is agreed, then the deposit will be increased proportionately.





# The Downs, SW20 8HH

Approx Gross Internal Area = 63.71 sq m / 686 sq ft



Second Floor

Ref :

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**BLEU  
PLAN**

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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