

FOLKLANDS

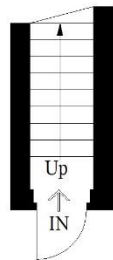
HARTFIELD ROAD, WIMBLEDON
MONTHLY RENTAL OF £1,600



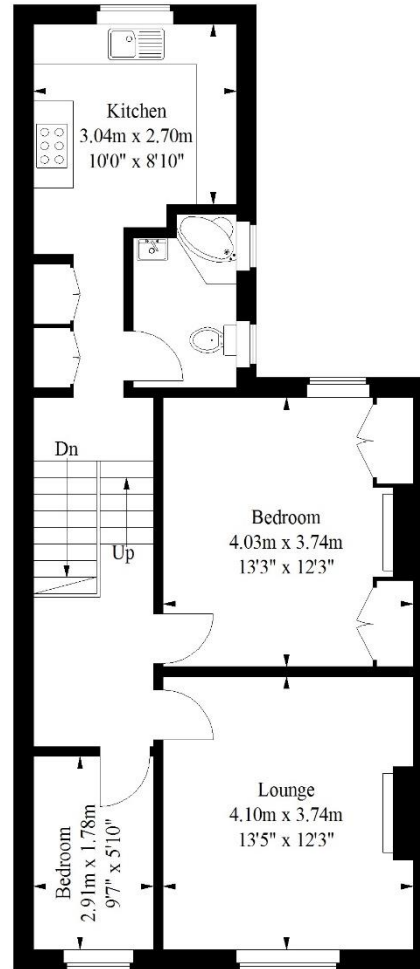


Hartfield Road, Wimbledon

Approximate Gross Internal Area
67.1 sq m / 722 sq ft



Ground Floor
2.7 sq m / 29 sq ft



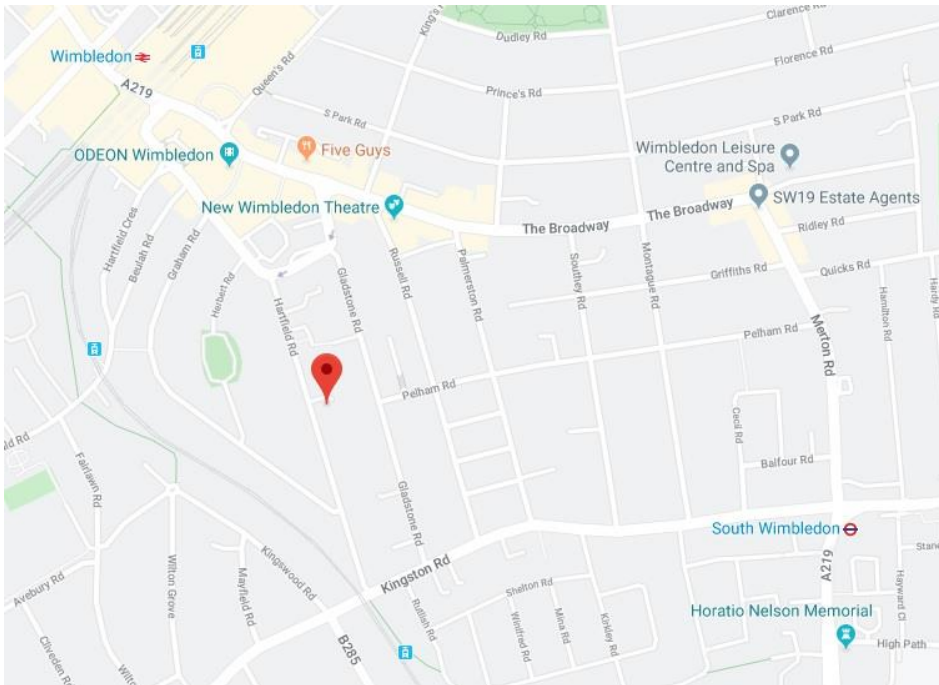
First Floor
64.4 sq m / 693 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID 360838)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ AVAILABLE FROM 20TH DECEMBER 2019
- ❖ FULLY FURNISHED
- ❖ MOMENTS FROM WIMBLEDON TRAIN STATION
- ❖ FIRST FLOOR CONVERSION FLAT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LARGE FITTED KITCHEN
- ❖ SPLIT LEVEL ACCOMMODATION
- ❖ LONG TERM LET
- ❖ HIGHLY CONVENIENT LOCATION



A spacious two bedroom first floor conversion flat situated within the heart of Wimbledon town centre, conveniently located only 0.3 miles from the Mainline train station & District line tube, and moments from a wide range of local conveniences including the Morrison's supermarket, local gym and a host of bars & restaurants.

This bright & spacious property enjoys good decor throughout, a stylish kitchen & bathroom, is offered to the market as fully furnished and would be ideal for a long-term rental.

The accommodation comprises a large double bedroom with two built in wardrobes, bedroom two, a spacious living room with feature fireplace, a three-piece bathroom suite and a separate fitted kitchen with space for a breakfast table.

Furthermore, this property sits a short distance to both Dundonald Road tram stop and recreational grounds.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	68	73	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC