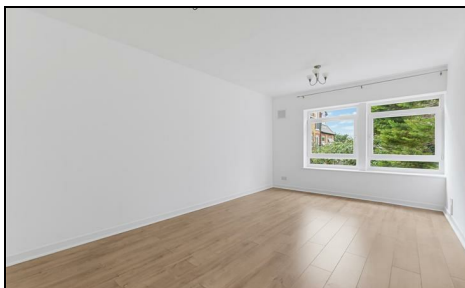


**Morden Road
Wimbledon, SW19 3BJ**

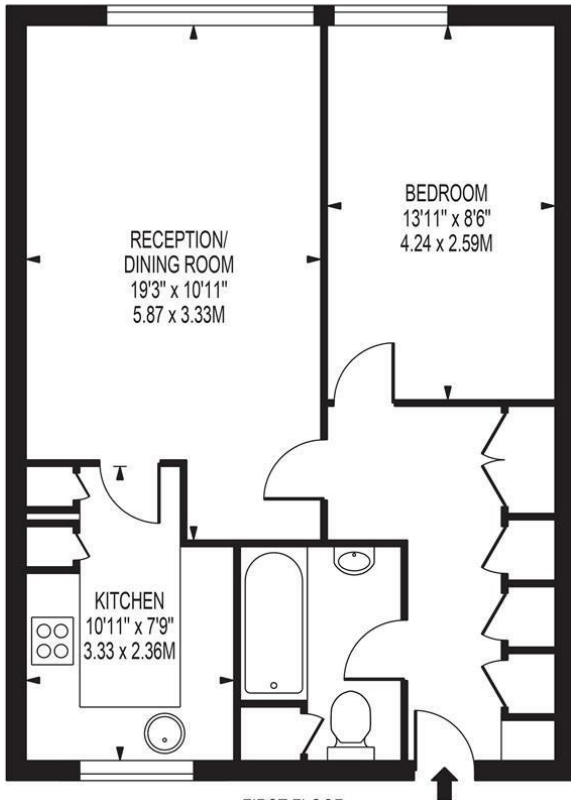
£1,575 Per Month



****AVAILABLE NOW**** A beautifully presented one double bedroom apartment, located on the first floor within a small development that is a short walk to South Wimbledon Northern Line Underground Station. The property comprises of a fitted kitchen, modern bathroom, spacious living room, good sized bedroom, allocated off street parking and external storage. Offered Unfurnished.

FALCON HOUSE, MORDEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 543 SQ FT - 50.45 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- One Double Bedroom
- Allocated Parking
- Close To Tube Station
- Outdoor Storage
- Unfurnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : C
- Merton Council Tax Band : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years
of successful Sales and
Lettings in Merton**

