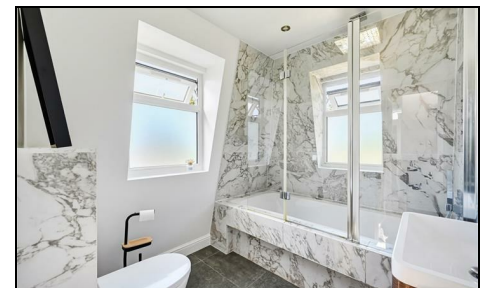


## Hartfield Crescent Wimbledon, SW19 3RZ

£3,500 Per Month



Contemporary three bedroom split level conversion flat, in a fantastic location, just a few minutes walk from Wimbledon town centre and station, and also Dundonald Primary School.

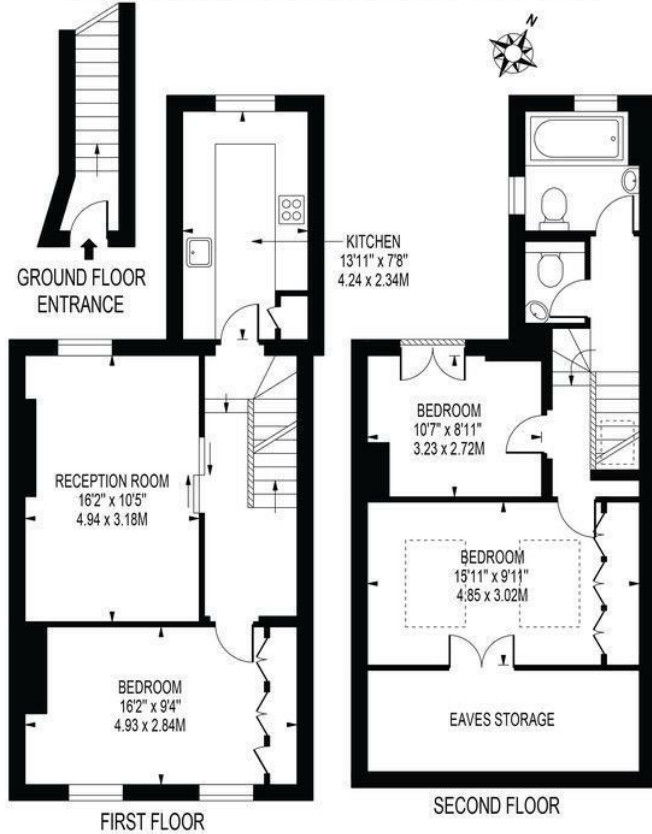
The property benefits from a modern kitchen and bathroom, additional toilet and beautiful period features. Ideal for commuters or families looking for a conveniently located property close to great amenities.

EPC band C. Council tax band C.

## HARTFIELD CRESCENT

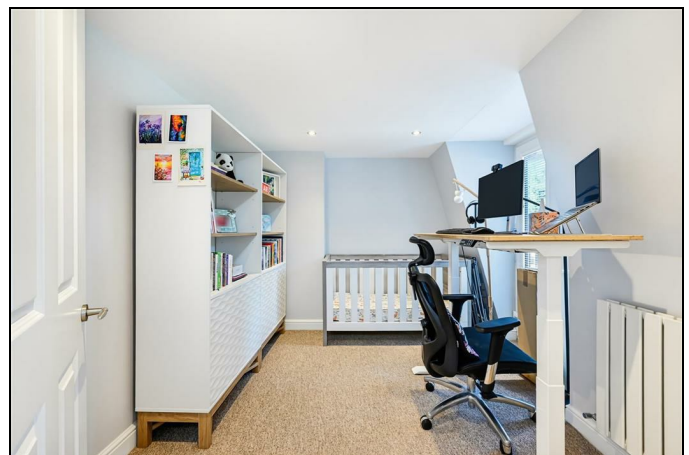
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1083 SQ FT - 100.61 SQ M  
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 86 SQ FT - 7.99 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.



- Three bedroom conversion flat
- High spec throughout with modern kitchen and bathroom
- Beautiful period features
- 0.2 miles to Wimbledon station and town centre
- Additional toilet
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	77
(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

