

# C. JAMES & Co.

SALES AND LETTINGS AGENTS

0208 542 3232



HAYDONS ROAD, WIMBLEDON, SW19

- 3 BEDROOMS
- GREAT LOCATION
- RECENTLY REFURBISHED
- PRIVATE GARDEN
- MODERN KITCHEN
- STYLISH SHOWER ROOM

£2,700 PCM

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>88</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>68</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



Total area: approx. 82.3 sq. metres (886.1 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

C James & Co are pleased to present this recently refurbished property to the rental market. With three well-proportioned bedrooms, it is perfectly suited for families or sharers seeking a comfortable and modern home.

The interior has been thoughtfully updated throughout, benefitting from a spacious double reception room, modern kitchen, stylish shower room, a private rear garden and upstairs there are three good size bedrooms.

Available 20th August. Offered Unfurnished.

Located within easy access to local amenities, schools, and transport links including Haydon's road Station, South Wimbledon Station & Wimbledon Station.

EPC Rating D

Council Tax - Merton Council Tax Band D

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LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating