



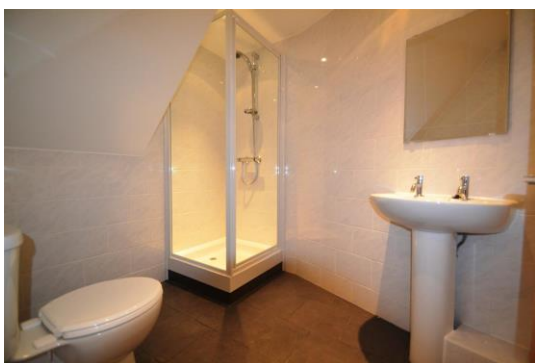
Fla, The Old Bake House, Arthur Road, Wimbledon Park
£1,550 pcm

Summary

ABOUT THE PROPERTY: Brinkley's Estate Agents are pleased to present this stunning, two double bedroom apartment off Arthur Road, in the ever-popular Wimbledon Park Grid area. Within very close proximity to Wimbledon Park Underground Station, Earlsfield mainline station, excellent bus links and close to all local amenities. Comprising a very large open plan reception / fully fitted kitchen, two evenly sized double bedrooms and modern bathroom. Further benefits include gas central heating throughout, water rates included in the rent, recently refurbished throughout, double glazing and offered as either furnished or unfurnished. **MUST BE SEEN**

HOW TO VIEW: Please call our Wimbledon Hill office on 020 8944 2918, our Wimbledon Park branch on 020 8879 3718 or our Putney office on 020 8785 3652, for more information and to arrange a viewing. Open 7 days a week. Viewings Mon- Fri 8-8, Weekends 9-6.

Energy Efficiency Rating: C



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 75 |
| (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 | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |