



Merton Hall Gardens, Wimbledon

£2,900 pcm

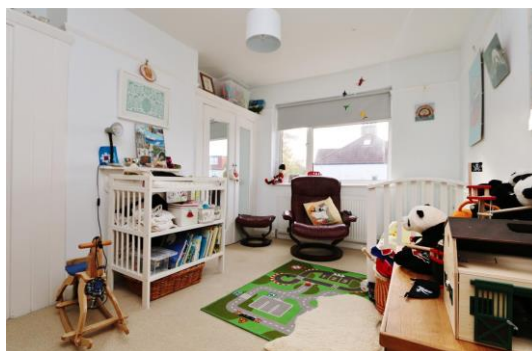
Summary

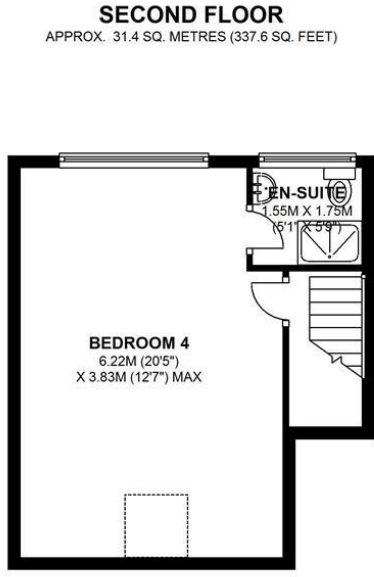
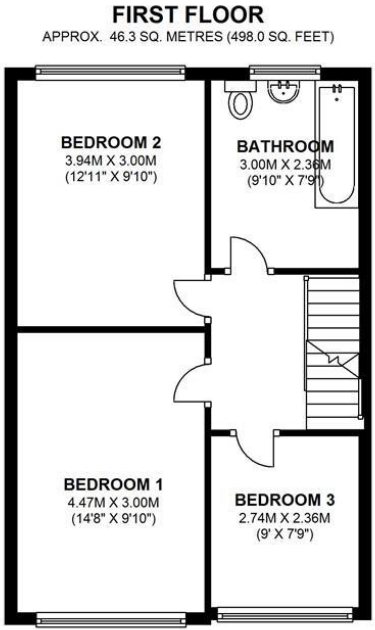
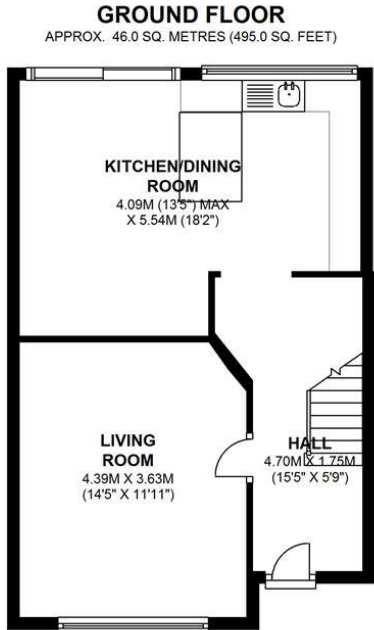
ABOUT THE PROPERTY: Brinkley's Estate Agents are pleased to present this stunning, mock Tudor style, NEWLY REFURBISHED, four bedroom, family home on Merton Hall Gardens in the Dundonald area of Wimbledon. Within close proximity to Wimbledon Station (District Line, mainline, Tram Links and excellent bus links), easy access to the A3 and close to all local amenities. Comprising two spacious receptions, a fully-fitted kitchen, four bedrooms (master bedroom with e-suite), family bathroom and a private garden to the rear.

Further benefits include gas central heating, double glazing and close to Dundonald recreational grounds. **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: D





TOTAL AREA: APPROX. 123.6 SQ. METRES (1330.6 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	85
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	61	85
England & Wales	EU Directive 2002/91/EC	