



Flat, Edge Hill, Wimbledon Village
£2,500 pcm

Summary

VIDEO TOURS AVAILABLE

ABOUT THE PROPERTY: Brinkley's Estate Agents are pleased to present this modern, three double bedroom apartment on Edge Hill in Wimbledon. The property benefits from stunning views, three double bedrooms, family bathroom, large double reception room leading to terrace. Conveniently located within walking distance to Wimbledon Underground Station and close to all amenities. With a modern finish throughout, this apartment further benefits from a secure entry system. MUST BE SEEN -



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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: E



Edge Hill



= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
 GROUND FLOOR = 272 sq ft / 25.27 sq m
 FIRST FLOOR = 537 sq ft / 49.83 sq m
 SECOND FLOOR (Excluding Reduced Headroom) = 539 sq ft / 50.07 sq m
 (Reduced Headroom) = 102 sq ft / 9.48 sq m
 Total = 1450 sq ft / 134.71 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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	50	60
(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		
(55-68) D		
(39-54) E	49	54
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	