



Maisonette, Ryfold Road, Wimbledon Park
£2,200 pcm

Summary

ABOUT THE PROPERTY: Brinkley's Estate Agents are delighted to offer this well presented, first floor flat located within easy reach of Wimbledon Park Underground Station (District Line). Briefly comprising; an entrance hall, a reception room, a fitted kitchen, three double bedrooms and an additional box room (perfect for office space/storage) and a bathroom/WC. Further benefits include gas central heating, and its own private, rear garden.

LOCATION: The property is close to Wimbledon Park, Southfields Underground and Earlsfield National Rail and close to all local amenities. Close to schools in the Wimbledon Park area. This is an ideal family home or for working

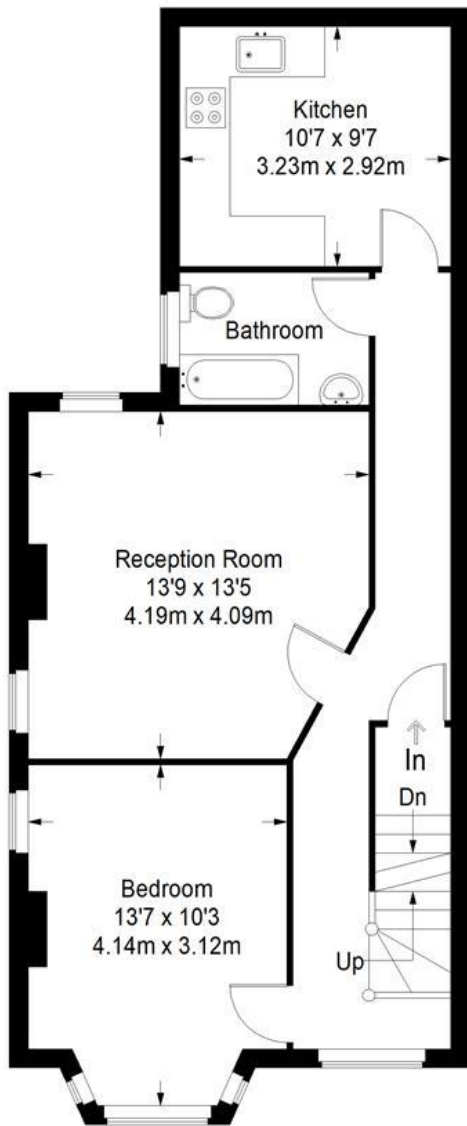
professionals. You're only a few moments' walk from the District Line tube and Wimbledon Park has some of the best coffee shops and local restaurants.

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.

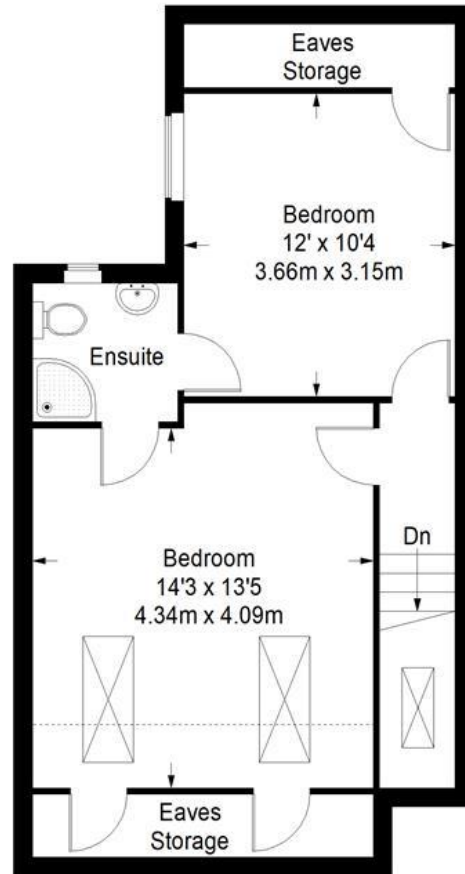
Energy Efficiency Rating: D



Ryfold Road



First Floor = 600 sq ft



Second Floor = 482 sq ft

 = Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
 FIRST FLOOR = 600 sq ft / 55.74 sq m
 SECOND FLOOR (Excluding Reduced Headroom) = 411 sq ft / 38.18 sq m
 (Reduced Headroom) = 71 sq ft / 6.60sq m
 Total = 1082 sq ft / 100.52 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)

