



First floor flat, 25 Homefield Road,
, SW19 4QF

TO RENT £2,150 PCMPCM

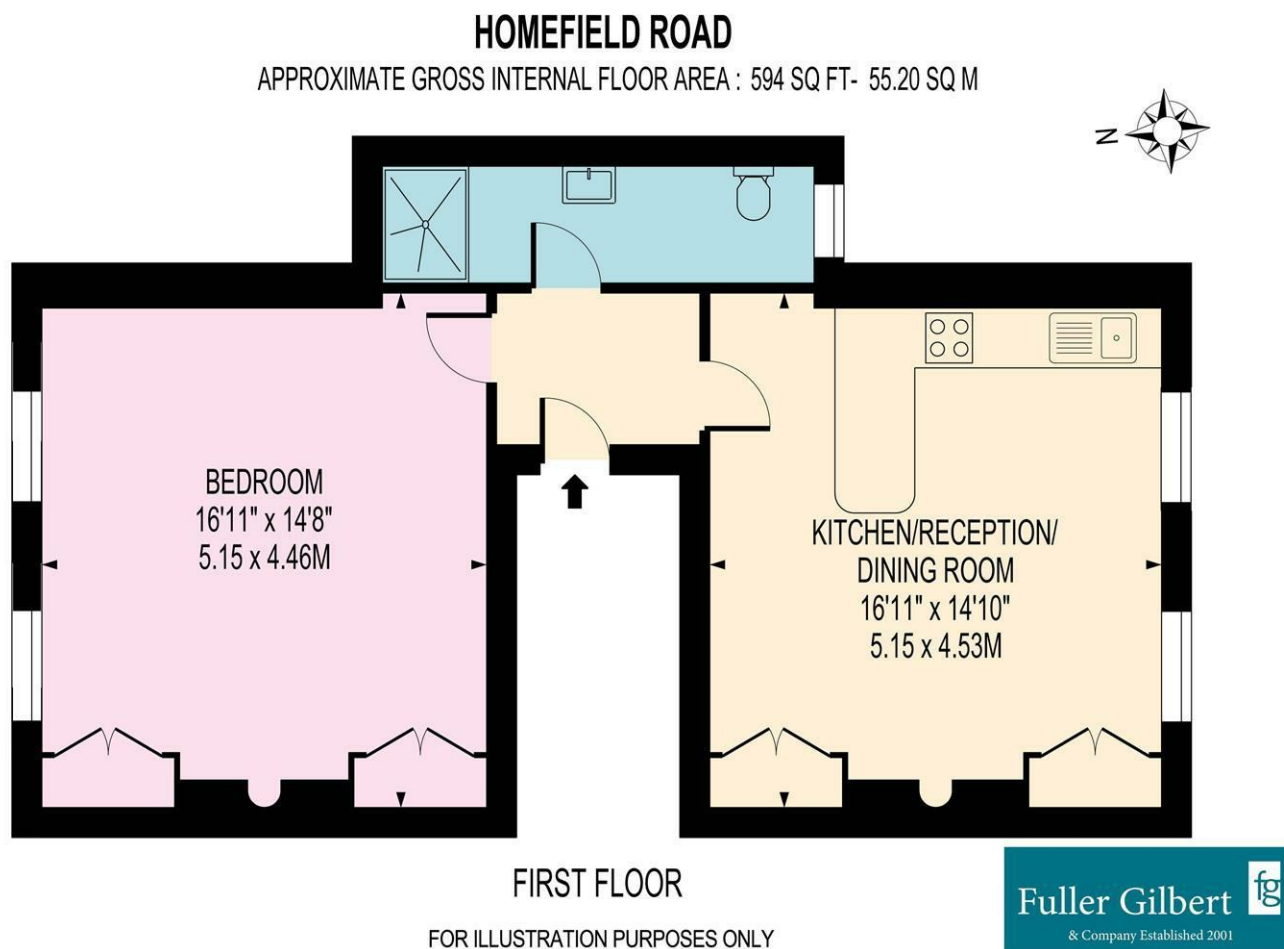
Beautifully presented modern light and bright 1 bedroom 1st floor flat in the heart of Wimbledon Village.

- Fantastic location in quiet Village road
- Large light bedroom with built in wardrobes and plantation shutters
- 1st floor and unfurnished
- EPC D
- Exceptional high spec finish throughout
- Modern open plan living room/Kitchen
- Available 25th Jan
- Council tax band D (Merton)

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Wimbledon Village Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG



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This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.

Location

Homefield Road is a sought-after residential road in the heart of Wimbledon Village which offers an exclusive range of boutiques, bars and restaurants. The flat has very easy access to Wimbledon Common, and is within easy reach of transport facilities including a District Line link, Tram link and mainline station with regular services to Waterloo and beyond.



Description

Immaculately presented 1st floor flat in the heart of the village. Large bedroom with built in wardrobes, plantation shutters.

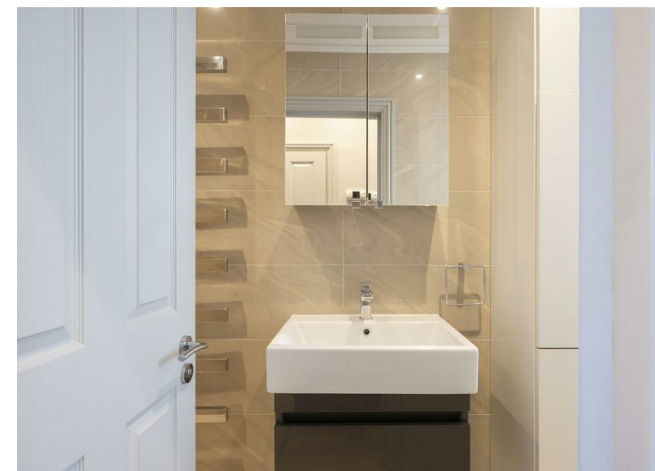
Open plan kitchen living room with high spec kitchen, dw, ff, wd, induction hob, lots of cupboard space and corian worktops, plantation shutters, 2 large windows meaning a light and bright living space. Modern bathroom with shower. Gas central heating throughout.



Epc D
Council tax band (Merton)
Early viewing highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			
England & Wales	EU Directive 2002/91/EC		



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