



**First Floor Flat, 25 Homefield Road,
, SW19 4QF**

TO RENT £2,295 PCMPCM

Located in the charming and sought-after area of Wimbledon Village, this beautifully presented modern apartment on Homefield Road offers a delightful living experience. Situated on the first floor, this light and bright one-bedroom flat is perfect for those seeking a stylish and comfortable home. As you enter the property, you are greeted by a welcoming reception room that exudes warmth and elegance, providing an ideal space for relaxation or entertaining guests. The well-appointed bedroom offers a peaceful retreat, ensuring restful nights and a tranquil atmosphere. The modern bathroom is designed with contemporary fixtures, adding to the overall appeal of this lovely flat. The location is truly exceptional, placing you in the heart of Wimbledon Village, known for its vibrant community and picturesque surroundings. Residents can enjoy a variety of local shops, cafes, and restaurants, all within easy reach. Additionally, the area boasts excellent transport links, making it convenient for commuting to central London and beyond. This apartment will be available from the 15th of March, presenting a wonderful opportunity for those looking to settle in a desirable location. Whether you are a professional seeking a stylish abode or a couple looking for a cosy home, this flat is sure to meet your needs. Do not miss the chance to make this charming property your own in the delightful Wimbledon Village.

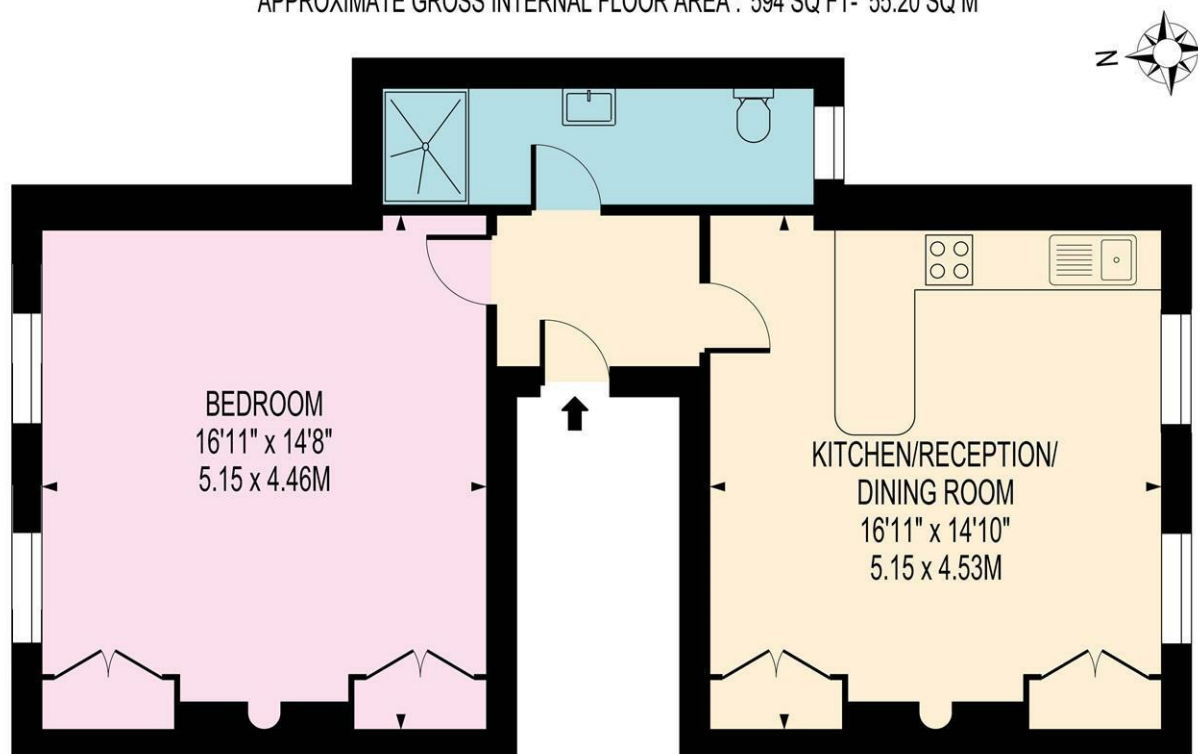
- Fantastic location in quiet Village road
- Large light bedroom with built in wardrobes and plantation shutters
- 1st floor and unfurnished
- EPC D
- Exceptional high spec finish throughout
- Modern open plan living room/Kitchen
- Available 15th March
- Council tax band D (Merton)

020 8016 9700

www.fullergilbert.co.uk

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

HOMEFIELD ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA : 594 SQ FT- 55.20 SQ M



FIRST FLOOR

Fuller Gilbert
& Company Established 2001

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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

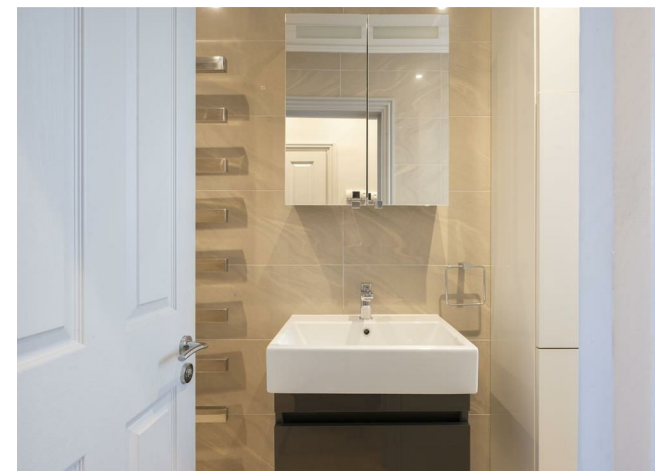
Immaculately presented 1st floor flat in the heart of the village. Large bedroom with built in wardrobes, plantation shutters.

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		67	77
(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	

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.