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3 Bed Flat In Lake Road Wimbledon, London, SW19 7ER

£2,500 Monthly





SHORT DESCRIPTION

Property Ref: 6677 Council Tax:D Bright and spacious unfurnished 1st floor flat in a fantastic location. The flat has 2 double and 1 single bedroom, a good-sized modern kitchen (washing machine, gas hob & oven, fridge freezer, dishwasher) and a sizable bathroom with a separate shower cubicle. There is also a spacious lounge with a small balcony overlooking the communal garden and shared private off-street parking. The main bedroom, lounge, and balcony are southeast facing and receive abundant sunlight. The flat has double glazing throughout and has the added bonus of a locked ground floor storage for bikes, BBQs...etc.. Wimbledon village and Wimbledon town center are both within 8 mins walk providing gastro pubs, fine dining, shopping and a well-connected transport hub. Wimbledon Common and Wimbledon Park are easily accessible (15min walk) for walking, jogging and outdoor activities. There are also fantastic schools in the immediate vicinity with Bishop Gilpin CoFE primary school directly across the road and Ricards Lodge high school for girls 100m further up..

3

Bed Room(s)

1

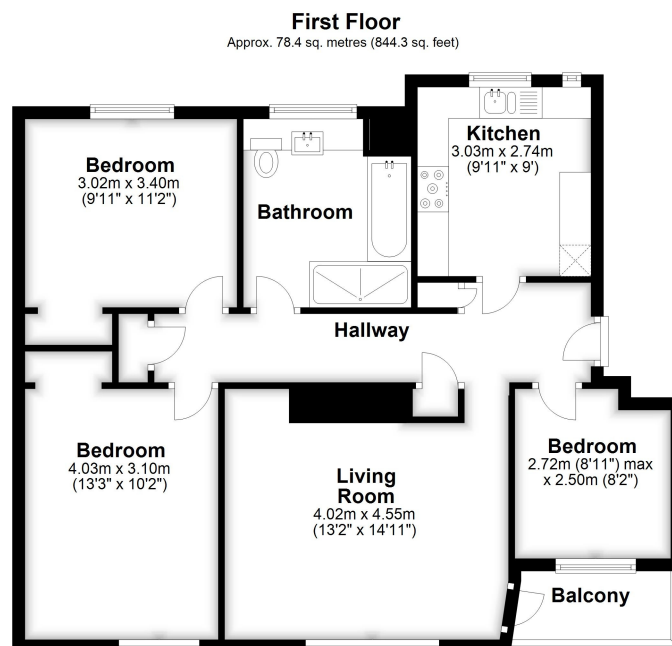
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total area: approx. 78.4 sq. metres (844.3 sq. feet)

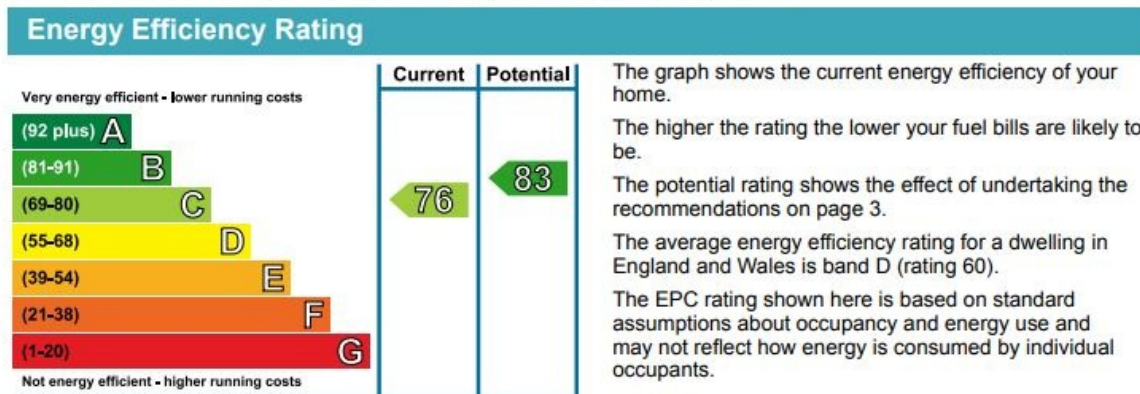
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Plan produced using PlanUp.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 168 over 3 years	
Heating	£ 1,170 over 3 years	£ 750 over 3 years	
Hot Water	£ 312 over 3 years	£ 318 over 3 years	
Totals	£ 1,698	£ 1,236	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



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