



**TO LET**  
**PELHAM ROAD**  
**LONDON, SW19 1NX**



Stylish three bedroom split level conversion apartment on a quiet residential road close to Wimbledon town centre. Extremely spacious and finished to a high specification throughout, accommodation comprises, on the first floor, large lounge with feature fireplace, modern fitted kitchen/ dining room, double bedroom and bathroom, on the top floor there are two further bedrooms, one double and one single, modern shower room and door to a roof terrace. The property also benefits from a garage. - Available 26th November - unfurnished. EPC rating D - Holding Deposit £646.00 - Total Deposit £3,230.00 - Merton Council Tax Band D

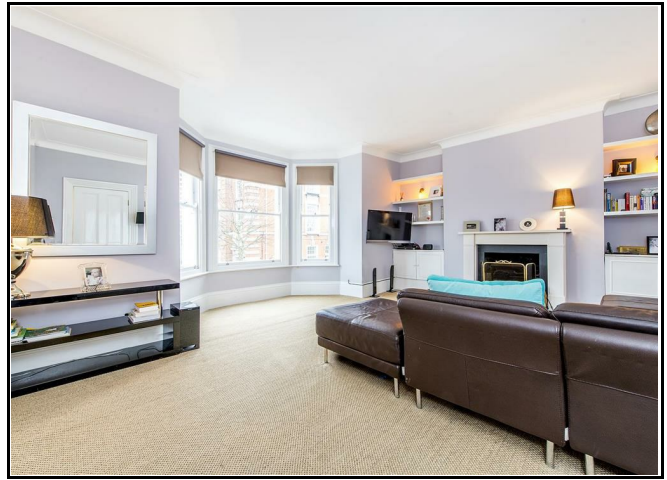
**£2,800 PCM Per Calendar Month**

020 8971 3800

24 High Street Wimbledon, Wimbledon, SW19 5DX

PROFESSIONAL PROPERTY PEOPLE





**3 Bedrooms**  
**2 Bathrooms**  
**1 Reception rooms**

**EPC Rating: D**

**Available From: 26th November 2022**

Note: andrew scott robertson for itself and for the lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 3800