

**TO LET  
THE DOWNS  
WIMBLEDON, SW20 8HZ**

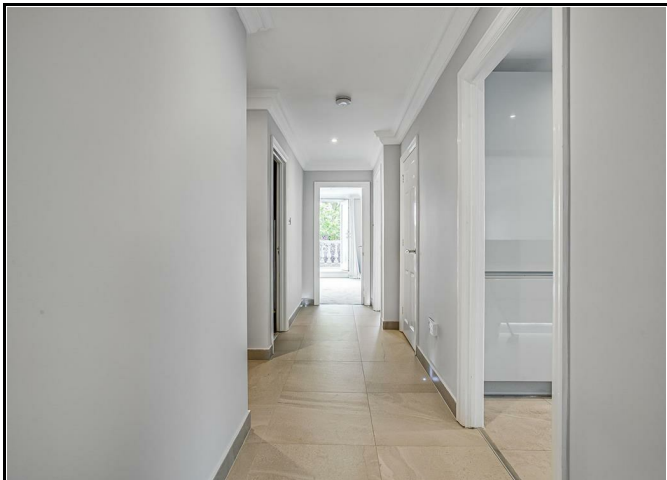
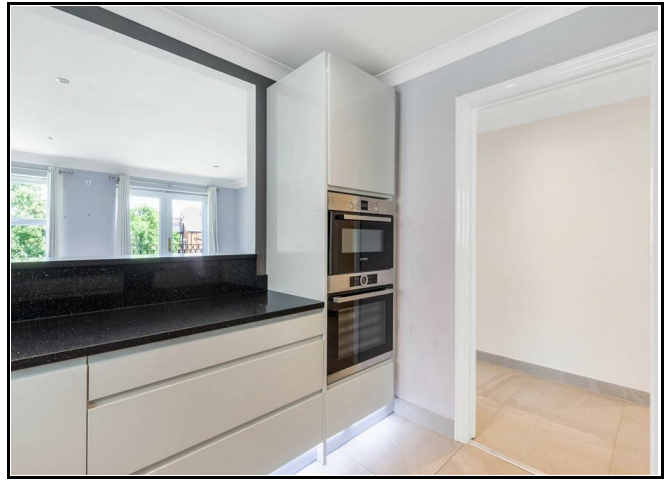


This stylish two double bedroom, two bathroom top floor apartment is set in an attractive gated development and offers bright, spacious accommodation within easy reach of Wimbledon Town, Village and Raynes Park. Accommodation comprises, lounge with wooden flooring and double doors to Juliette balcony, modern fitted kitchen, utility cupboard, two double bedrooms, both with fitted wardrobes and double doors to small stone balcony, en-suite shower room to master, family bathroom. Outside there is an allocated parking space and well maintained communal gardens. Available now - Unfurnished - EPC rating C - Tax band F, Holding Deposit £576.00 - total deposit £2,880.00

**£2,500 PCM Per Calendar Month**

020 8971 6780

24 High Street, Wimbledon Village, Wimbledon Village Lettings, London, SW19 5DX



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

**EPC Rating: C**

**Available From: 22nd July 2023**

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 6780