



Parkwood Road London SW19

£1,700 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*Immaculately presented and newly refurbished first floor purpose built flat in niche secure development a few moments' walk from a large Waitrose and within easy walking distance of Wimbledon station. Wimbledon Village is also close by.*

2 Bedrooms | Reception Room | Family Bathroom | Fitted Kitchen | Furnished | Excellent Location | Newly Refurbished.

### Description

This first floor flat has been redecorated and has new carpets. It comprises a spacious reception room with dining area, a separate modern fitted kitchen, two bedrooms and a family bathroom. The exterior of the building has just undergone complete redecoration and refurbishment.

### Furnishing

Furnished

### Situation

Parkwood House is superbly located on a popular residential road within a few minutes' walk of amenities of Wimbledon town centre and the excellent transport links including the National Rail and District Line station. There is a large Waitrose supermarket just a few moments' away and the exclusive bars, boutiques and restaurants of Wimbledon Village are easily accessible.



Reception Room

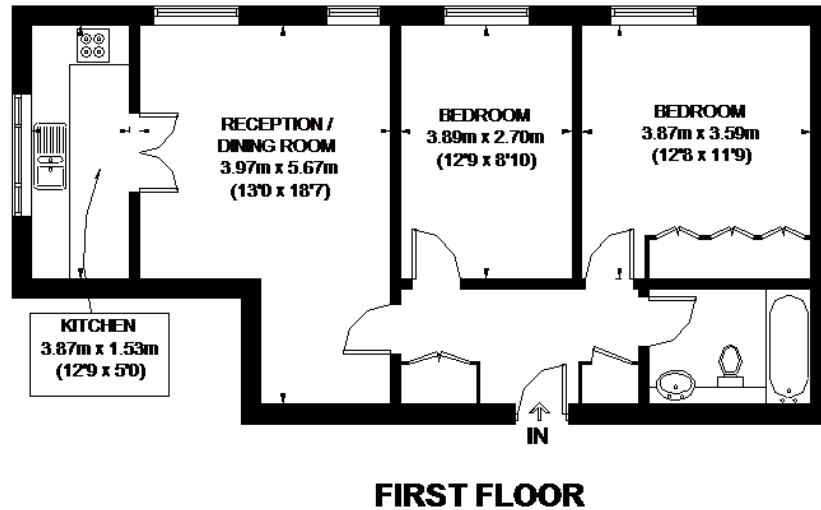
### Hamptons Wimbledon Lettings

Hampton House High Street, Wimbledon  
London SW19 5BA

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## Floorplan



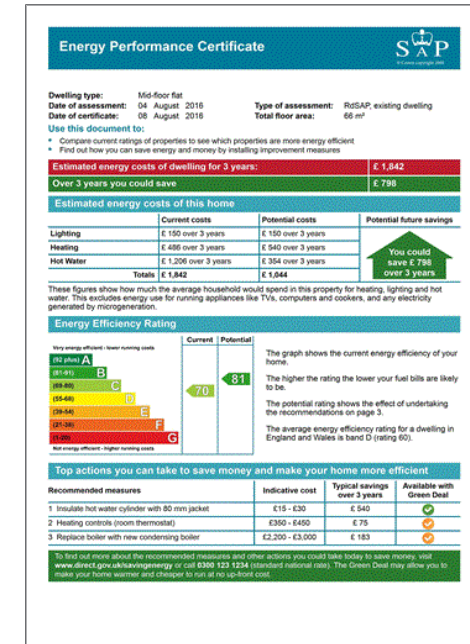
## PARKWOOD HOUSE



APPROXIMATE GROSS INTERNAL AREA  
686 SQ. FT. (63.7 SQ. M.)

This plan is for layout guidance only. Not shown to scale unless stated. Windows and door openings are approximate. Unfilled energy cost is before the purchase of this plan, please check all dimensions, shapes and compare before making any decisions related to them. Please be advised that this plan is not intended to be used as a basis for any building regulations or planning permissions in relation to works carried out to the property (01227/00172)

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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