

Premium



Alwyne Road, SW19

£1,000 Per Week (Furnished) - 2016-09-20

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

Alwyne Road,  
Wimbledon, SW19

£1,000 Per Week (Furnished)

2 Bedrooms, 2 Bathrooms, Reception Room, Fitted Kitchen, Terrace, New Build.

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### Description

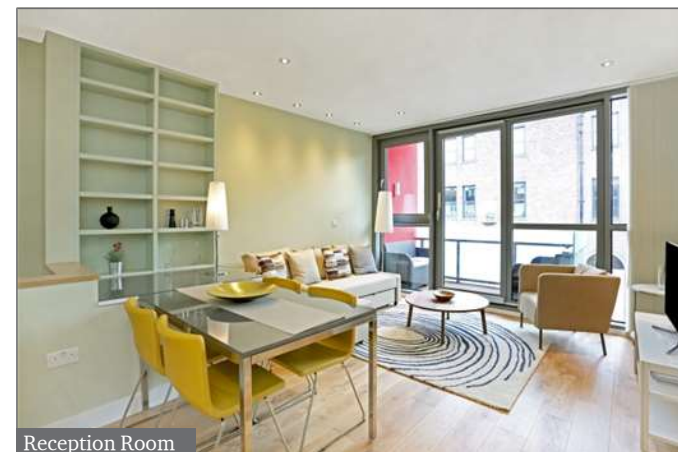
This beautiful first floor apartment has its own entrance at ground level and stairs leading to a spacious reception room with dining area and doors to an enclosed balcony. There is a separate fully fitted kitchen. The master bedroom has fitted wardrobes and an en suite bathroom and there is a second double bedroom and family shower room. The apartment is finished and furnished to a high standard and is extremely light. It benefits from wood floors throughout and air conditioning.

### Situation

Alwyne Road is a quiet residential location just a few moments' from the heart of Wimbledon town with its shopping and entertainment facilities and National Rail and District Line station. The exclusive bars, boutiques and restaurants of Wimbledon Village are also close by as are the vast open spaces of Wimbledon Common, and the All England Lawn Tennis Club.

### Outside

There is a delightful enclosed balcony accessed via sliding doors from the reception room.



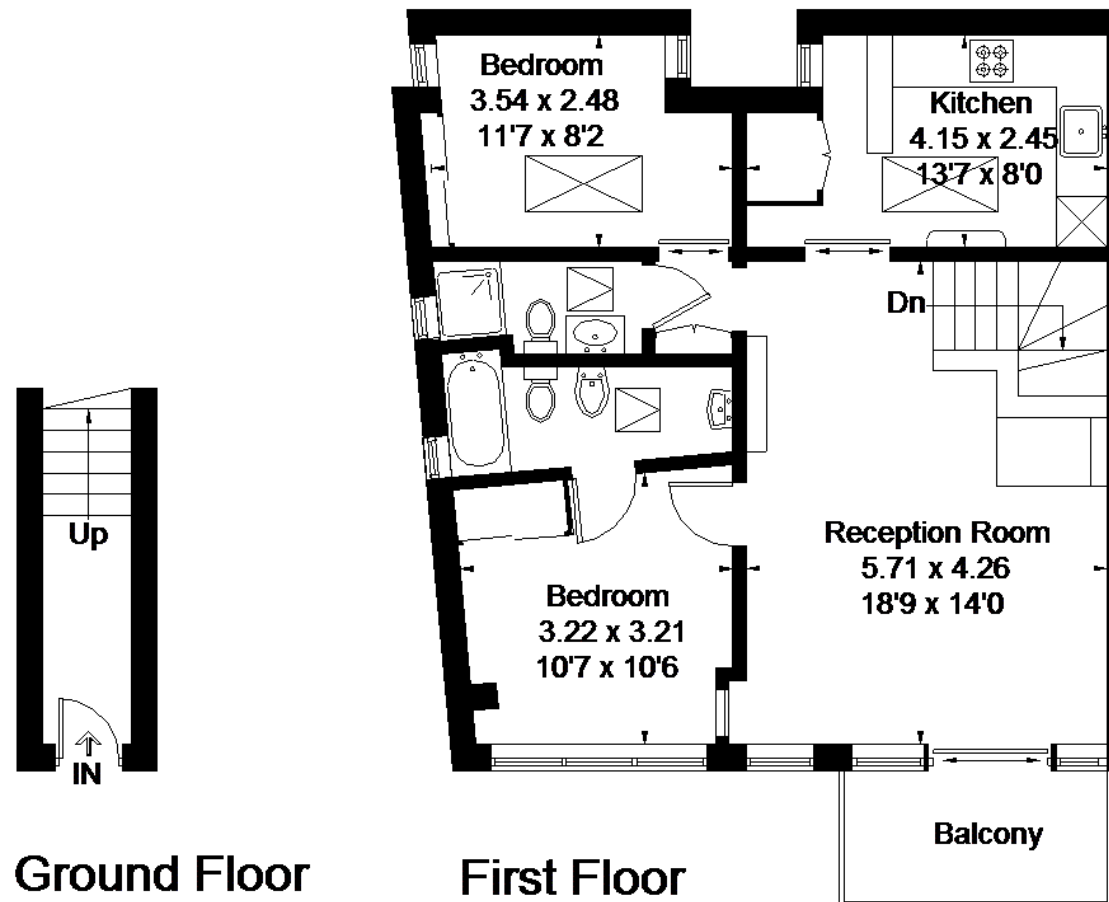
Reception Room



	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(93-100) <b>A</b>			(92-100) <b>A</b>		
(81-92) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-36) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>88</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>91</b>

## Alwyne Road

Approximate Gross Internal Area = 67.5 sq m / 726 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 145490

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For clarification, \_\_\_\_\_

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Bathroom

