



## A BRIGHT LIGHT AND SPACIOUS SECOND FLOOR FLAT IN THE HEART OF WIMBLEDON VILLAGE.

OAKLAWN, 12 ARTHUR ROAD, LONDON, SW19 7DY

**Unfurnished, £2,400 pcm** + fees and other charges apply.\*

**Available from 26/07/2019**



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LONDON, SW19 7DY

£2,400 pcm Unfurnished

- 2 double bedrooms • spacious reception •
- kitchen • large bathroom with roll top bath •
- communal gardens • parking • Council Tax=F •
- EPC=E •

## Situation

A very well presented light and spacious second floor flat with high ceilings in a "Gothic" style building in the heart of Wimbledon Village. Features include communal gardens and parking.

## Description

An amazing flat on the top floor of this 2 storey private building. Oaklawn is set back off Arthur Road, with a private drive and off street parking for its residents.

This bright flat as a spacious entrance hall, with a kitchen and large reception room and 2 double bedrooms with a bigger than average family bathroom, with far reaching views and a fantastic communal garden.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.





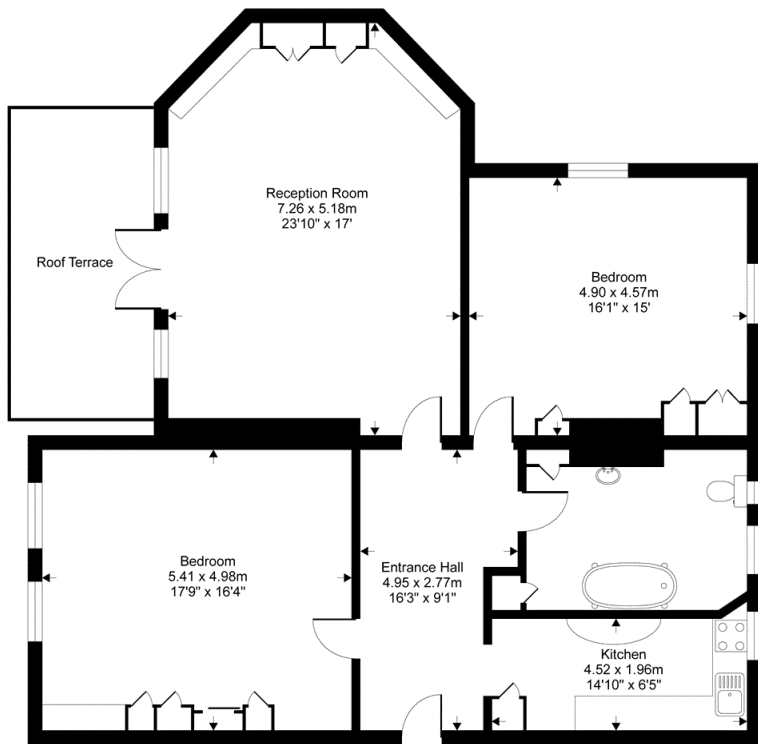
# Arthur Road, London, SW19

Gross internal floor area (approx):

123.6 sq m / 1331 sq ft

For Identification only - Not to scale

Niche Communications



Second floor

## FLOORPLANS

Gross internal area: 1331 sq ft, 123.6 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190611HELW

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## Wimbledon Lettings

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