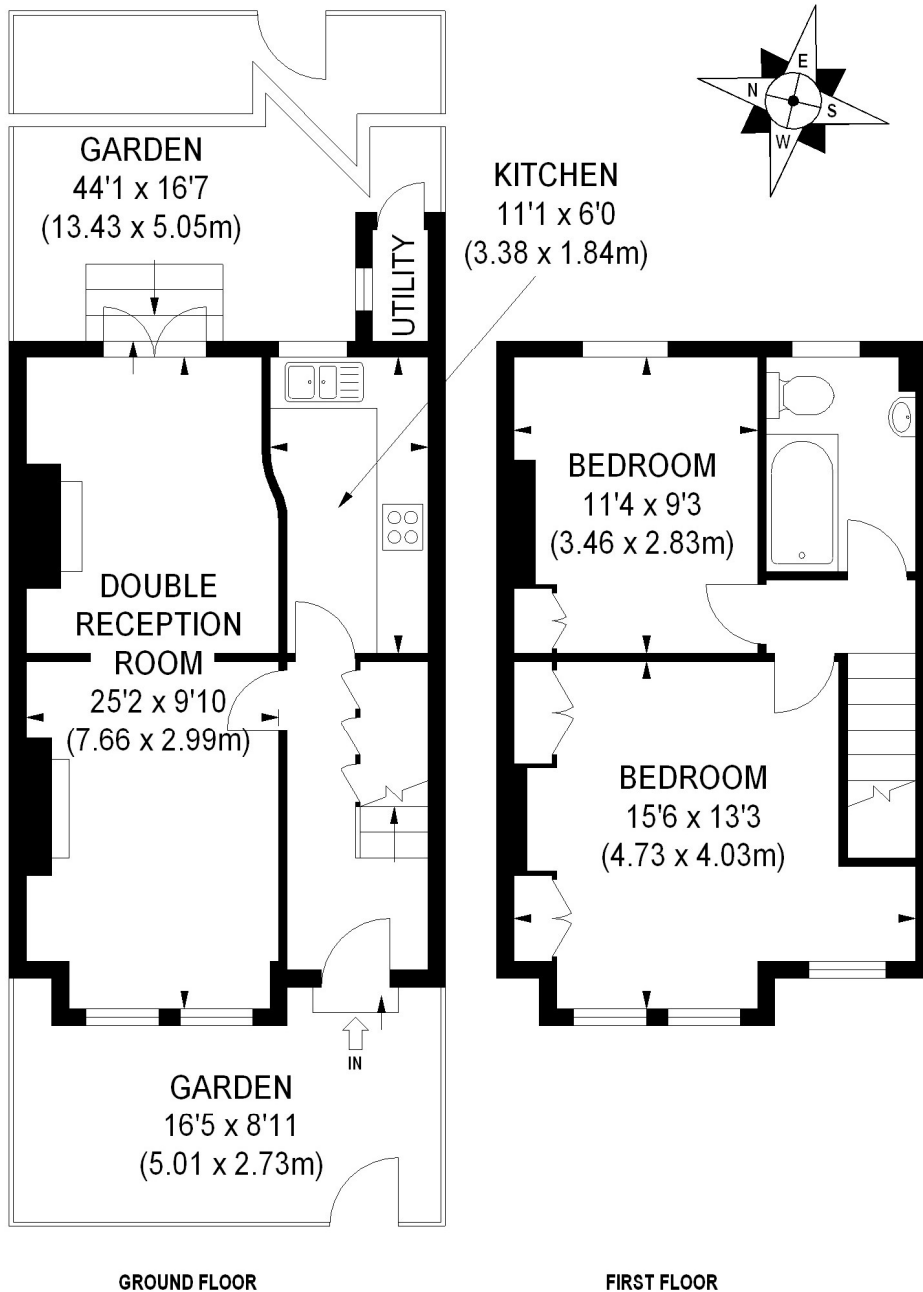


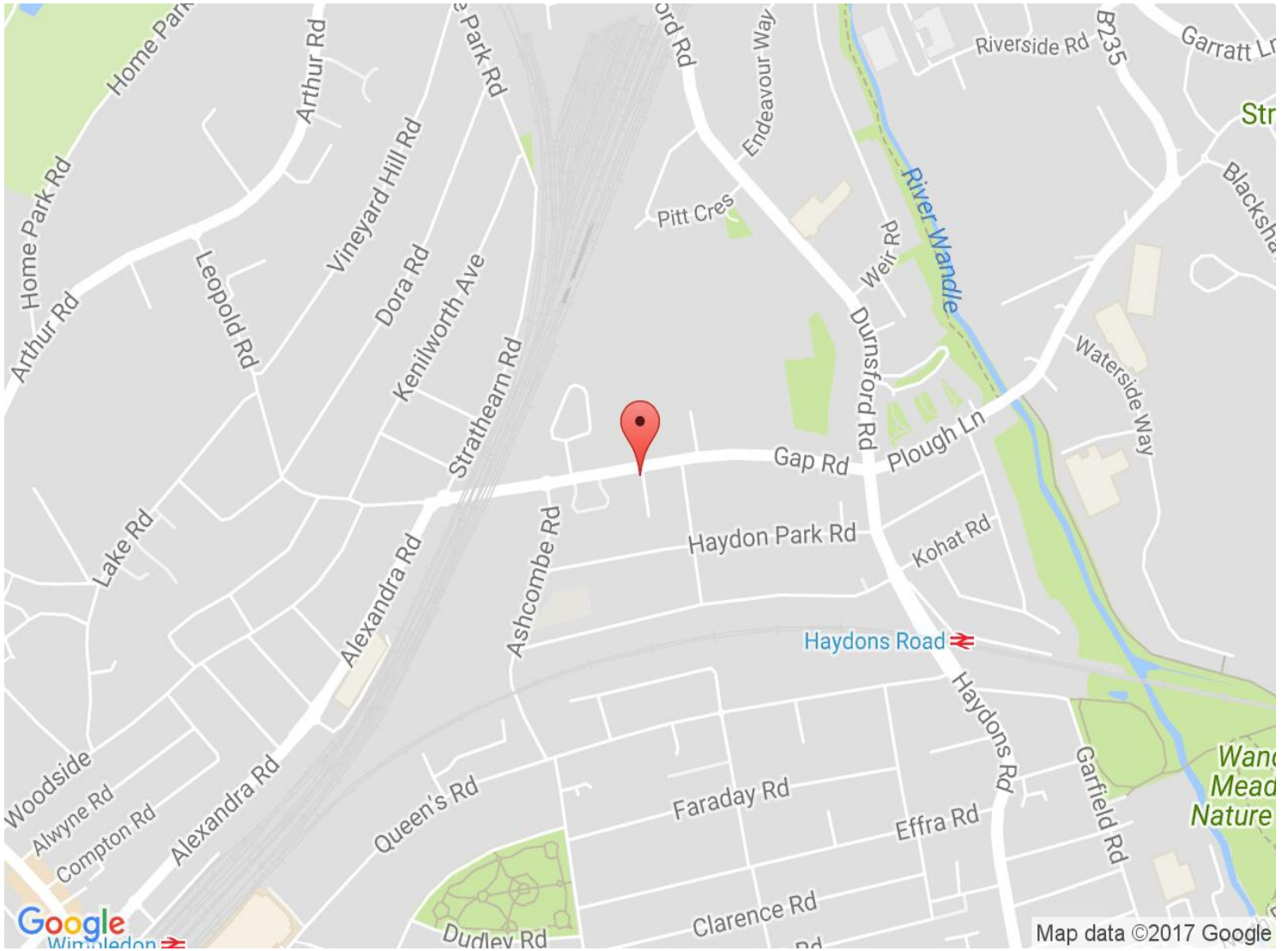


Albany Road, SW19

Seymour Green are delighted to offer this very well presented character house with accommodation comprising, double reception room with wood flooring and feature fireplaces, well fitted kitchen, two double bedrooms and modern bathroom. The well balanced accommodation is complimented by a delightful 44' rear garden. Albany road is a very pleasant cul de sac which runs off of Gap Road and as such is well located for transport with Wimbledon Mainline, Tube and Tram just half a mile, Wimbledon Park Tube Station also half a mile and Haydons Road Mainline under half a mile away. The property is available immediately unfurnished.

£1,750 per month





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	43	50	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC