

# SEYMOUR GREEN

AT THE HEART ♥ OF YOUR MOVE

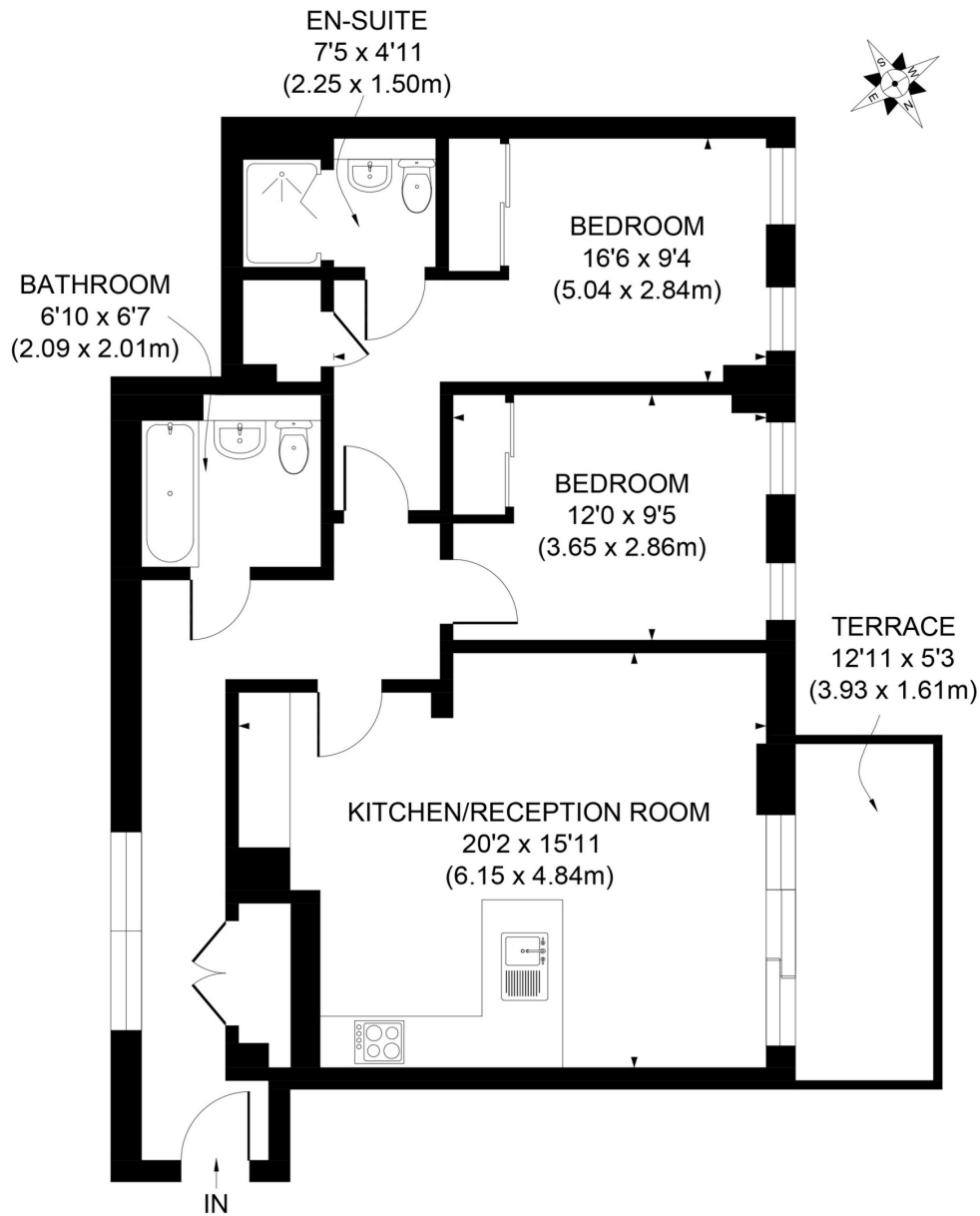


## Hartfield Road, SW19

Located just a few minutes' walk from Wimbledon Town Centre with its excellent transport options and vast array of shops, bars and restaurants this stunning ground floor flat forms part of this recently completed development and as such is presented in immaculate condition whilst boasting very stylish furnishings throughout. The property briefly comprises large open plan living room and kitchen with wood flooring and integral appliances, master bedroom with built in wardrobes and en-suite bathroom, a second double bedroom with built in wardrobes and a further bathroom. Further benefits include private patio leading onto the communal gardens and underground parking for one car.

**£2,600 per month**

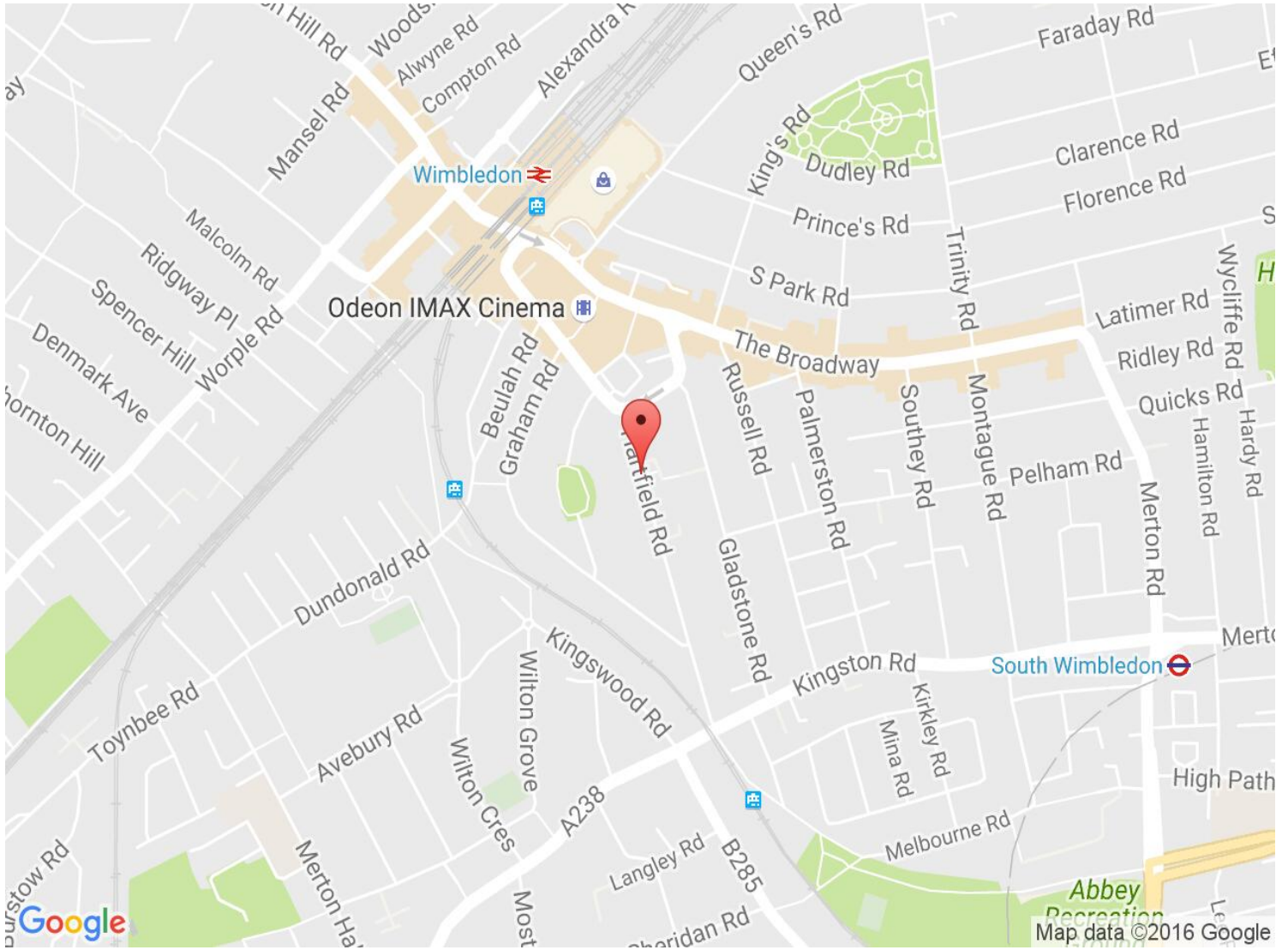
Seymour Green, 483 Merton Road, London SW18 5LE  
T: 020 8870 0111 F: 020 3302 9598 E: southfields@seymour-green.co.uk W: seymour-green.co.uk  
Seymour Green is the trading name of Seymour Ventures Limited, registered in England: 6824930 at 9 Limes Road, BR3 6NS



## GROUND FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 828 SQ. FT / 76.98 SQ. M**

Illustration for identification purpose only, not to scale  
 All measurements are maximum, and includes wardrobes and window bays where applicable  
 Prepared by Pixangle ©. Tel 020 8870 2118



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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