



## DESCRIPTION

The studio comprises a new ground and first floor mews office built within a courtyard behind secure gates. A car parking space is to the front of the unit. The premises are being built to a very high standard to include new Danish windows, full access raised floor to ground area, gas heating, LED spot lights and contemporary external paneling.

## ACCOMMODATION

1 <sup>st</sup> Floor:	665 sq ft
2 <sup>nd</sup> Floor:	<u>650 sq ft</u>
Total:	1,315 sq ft

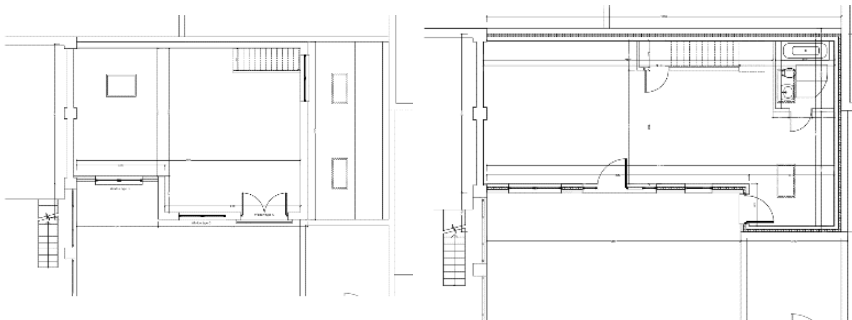
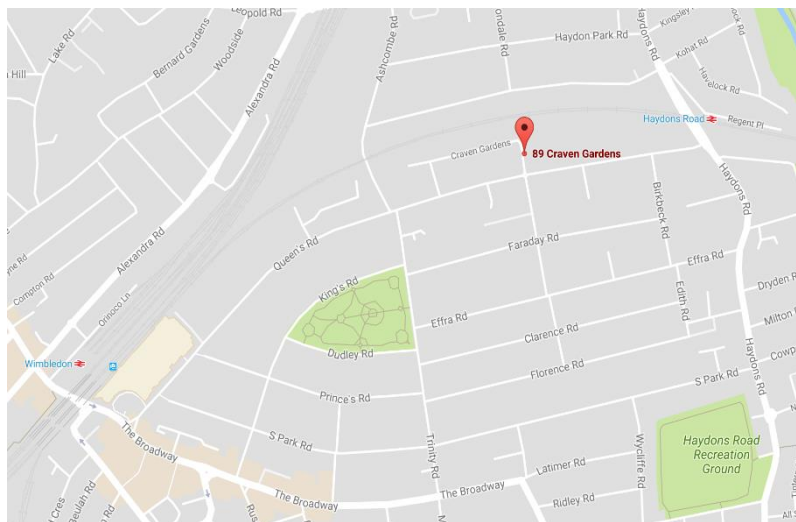
## LOCATION

Craven Gardens is well located within the short walk of Wimbledon Broadway (Overland, District line underground, Tram) and Haydons Road (Overland station).

Wimbledon Broadway is 7.1 miles (11.4 km) south-west of the centre of London. It benefits from a large range of amenities such as shops, cafes, restaurants, supermarkets, bars and a theatre.

# The Studio 89, Craven Gardens, SW19 8LU

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## TERMS

Flexible terms available.

## EPC

Available on request.

## RENT/SALE

£35 per sq ft.

£650,000.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## VAT

Applicable.

## VIEWING

Viewing strictly by prior appointment with the joint sole agents:

Claudia Harley BSc (HONS)

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