

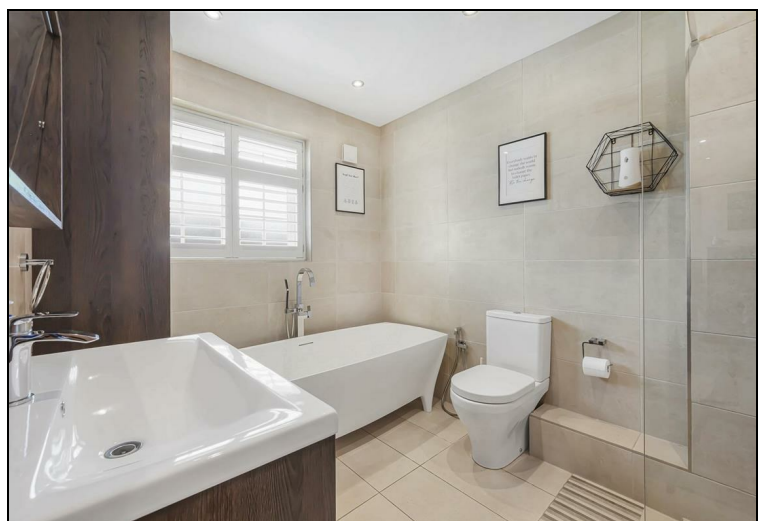
**Lower Downs Road  
West Wimbledon, SW20 8QQ**

**£1,095,000 Freehold**



**This beautifully presented 1,609 sqft THREE DOUBLE BEDROOM, TWO BATHROOM mid-terrace house has an exceptional principal bedroom with ample storage, separate office and a beautiful en suite shower room, a gorgeous bespoke fitted kitchen and a lovely west facing garden with home office. Perfectly located within the admissions priority area for Wimbledon Chase Primary School and within easy access to Raynes Park, Wimbledon Chase, Wimbledon and Wimbledon Common. There is also off street parking to the front for two cars with charging point, side access to the rear garden, a spacious front reception room with shutters and fire place, a separate dining area, an extended sun room, a downstairs W.C and a larger than average family bathroom.**



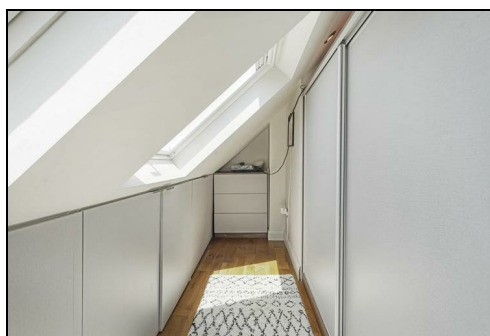






This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.





- 1,609 sqft - Three Double Bedroom - Two Bathroom
- Exceptional Principal Bedroom With Separate Office And En Suite
- Gorgeous Bespoke Fitted Kitchen
- West Facing Rear Garden With Home Office
- Spacious Reception Room With Shutters And Fireplace
- Off Street Parking For Two cars - Charging Point - Side Access
- Wimbledon Chase Primary School A.P.A
- Ample Transport Options
- EPC - C
- Council Tax Band - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
	70	81
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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