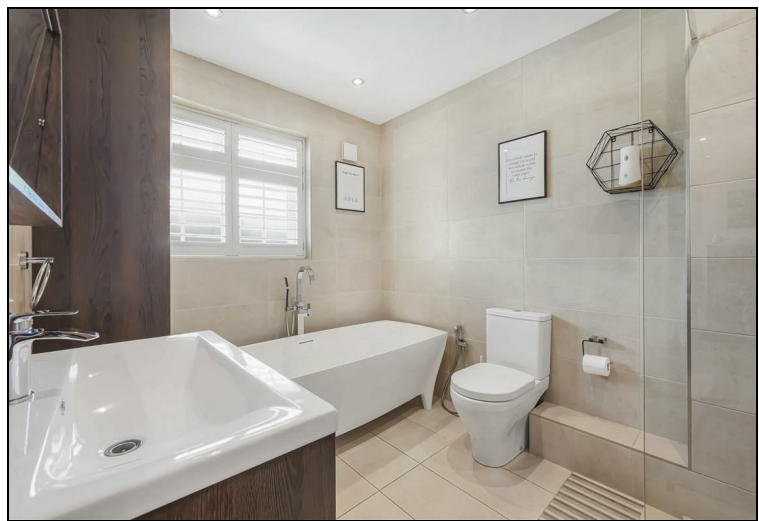


**Lower Downs Road
West Wimbledon, SW20 8QQ**

£1,095,000 Freehold



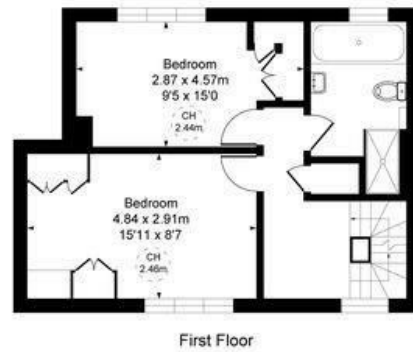


Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton



Lower Downs Road, SW20
 Approximate Gross Internal Area
 149.50 sq m / 1609 sq ft
 (Excluding restricted height
 under 1.5m 134.04 sq m 1443 sq ft)
 (CH = Ceiling Heights)



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) A		
(81-91) B		
(69-80) C	70	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

