

**Southdown Road  
West Wimbledon, SW20 8PX**

**Guide Price £800,000 Freehold**

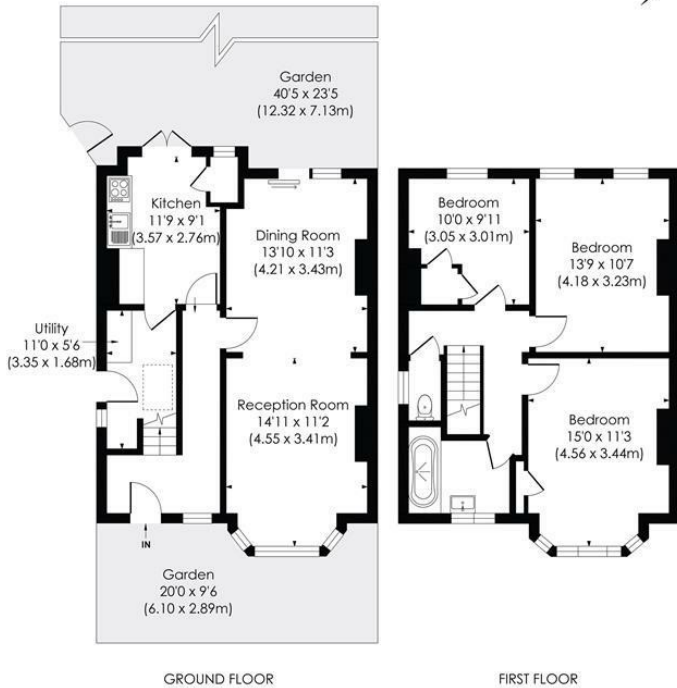


**\*\*GUIDE PRICE £800,000 TO £825,000\*\* This charming 1,152 sqft THREE DOUBLE BEDROOM Victorian Semi-Detached House with South East facing garden has excellent potential to extend and refurbish to an incoming purchaser's desired finish. Located within easy access to both Raynes Park and Wimbledon stations and a host of well regarded local schools. There is an attractive front entrance, good sized through lounge, spacious neutrally decorated kitchen with separate utility room, three double bedrooms, family bathroom and W.C.**

**SOUTHDOWN ROAD, SW20**

Approx. Gross Internal Floor Area

1152 Sq. ft/107.06 Sq. m



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This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS code of measuring and is not to scale.  
All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three Double Bedroom - 1,152sqft
- Edwardian Semi-Detached House
- South East Facing Garden
- Excellent Potential To Extend S.T.P.P
- Close To Both Raynes Park And Wimbledon Stations
- Close To A Selection Of Well Regarded Schools
- Ideal Blank Canvas
- Neutrally Decorated Kitchen With Utility Area
- EPC - E
- Council Tax - E

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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