

**Worples Road  
West Wimbledon, SW20 8RQ**

**£850,000 Freehold**



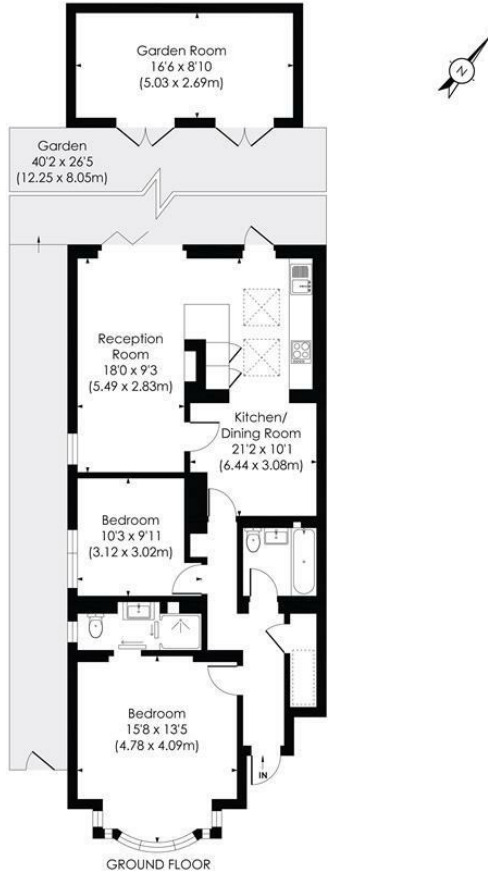
**This truly exceptional, one of a kind TWO DOUBLE BEDROOM, TWO BATHROOM, ground floor Victorian conversion flat has a gorgeous private garden with side access, a superb converted home office, a stunning open plan kitchen/dining/family room with quartz worktops and bifolding doors and sold with full freehold. Impeccably presented throughout having undergone full re-configuration and renovation of the highest standards. Perfectly located for access to Raynes Park, Wimbledon and Wimbledon Common.**

**WORPLE ROAD, SW20**

Approx. Gross Internal Floor Area

**1062 Sq. ft./98.64 Sq. m (Incl. Garden Room)**

**916 Sq. ft./85.11 Sq. m (Excl. Garden Room)**



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 This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice 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.

- Truly Exceptional Two Bedroom - Two Bathroom
- Ground Floor Victorian Conversion Flat
- Gorgeous Private Rear Garden
- Converted Separate Home/Garden Room
- Finished To The Highest Standards Throughout
- Quartz Worktops - Bifolding Doors
- Full Freehold
- Ideally Located For Raynes Park, Wimbledon And Wimbledon Common
- EPC - C
- Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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