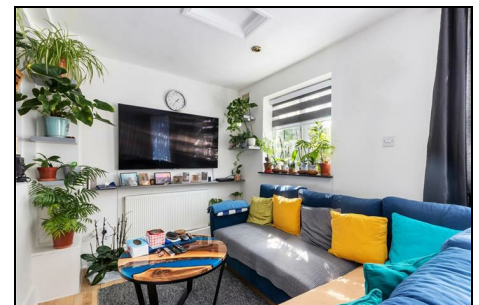
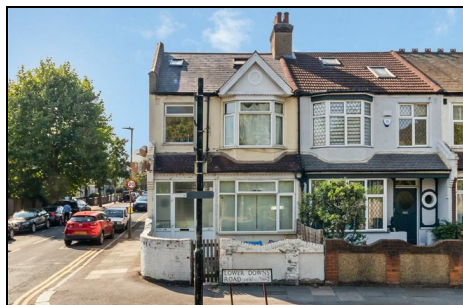


**Lower Downs Road
West Wimbledon, SW20 8QG**

Guide Price £450,000 Leasehold - Share of Freehold





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

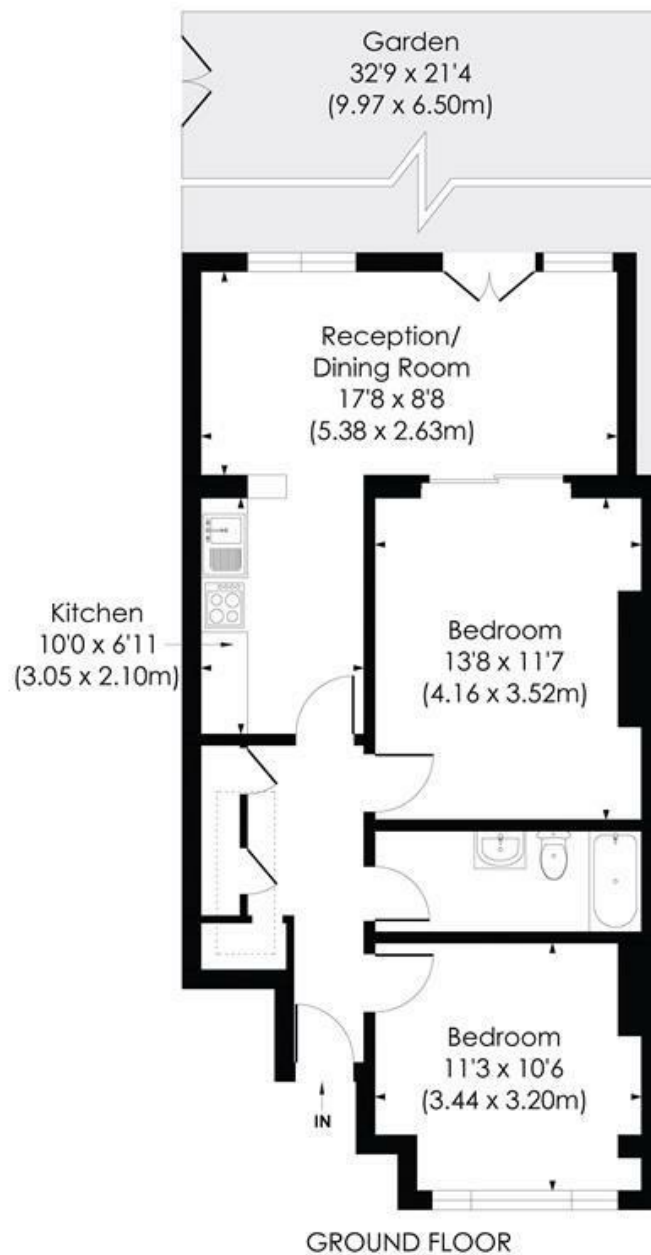
**Celebrating 30 years
of successful Sales and
Lettings in Merton**



LOWER DOWNS ROAD, SW20

Approx. Gross Internal Floor Area

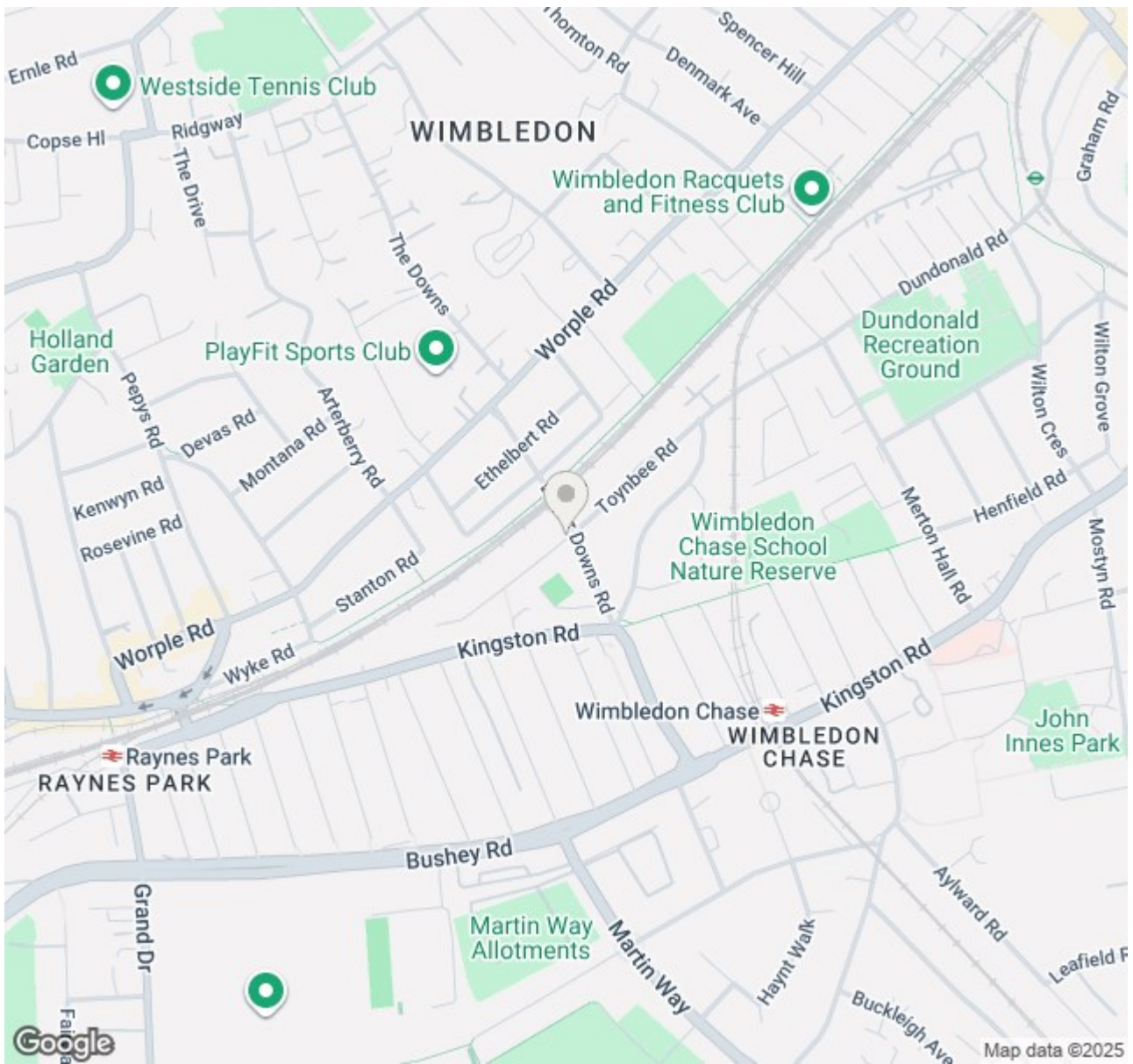
659 Sq. ft/61.23 Sq. m



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
PROPERTY MARKETING

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.



- 659 sqft Extended Ground Floor Conversion
- Private West Facing Rear Garden
- No Onward Chain - Versatile Accommodation
- Potential To Create Off Street Parking Subject to Consent
- Close to Raynes Park Station and High Street
- Modern Kitchen Dining Room
- Easy Access to Wimbledon
- Wimbledon Chase Primary School A.P.A
- EPC Rating - C
- Council Tax Band - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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

