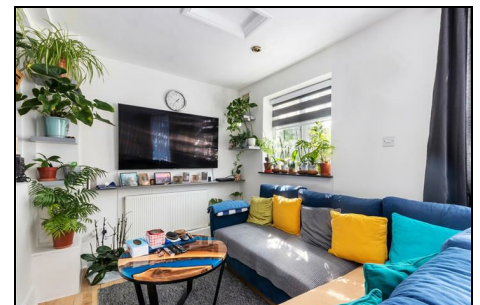


## Lower Downs Road West Wimbledon, SW20 8QG

£495,000 Leasehold



**This versatile 659 sqft ground floor conversion flat has its own private West facing garden with side access and is offered to the market with no onward chain. Located within easy access to Raynes Park, Wimbledon Chase and Wimbledon Town Centre. There is also double gates and a concreted area to the rear garden that subject to Merton Consent for a dropped kerb could off street parking via Abbott Avenue.**



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

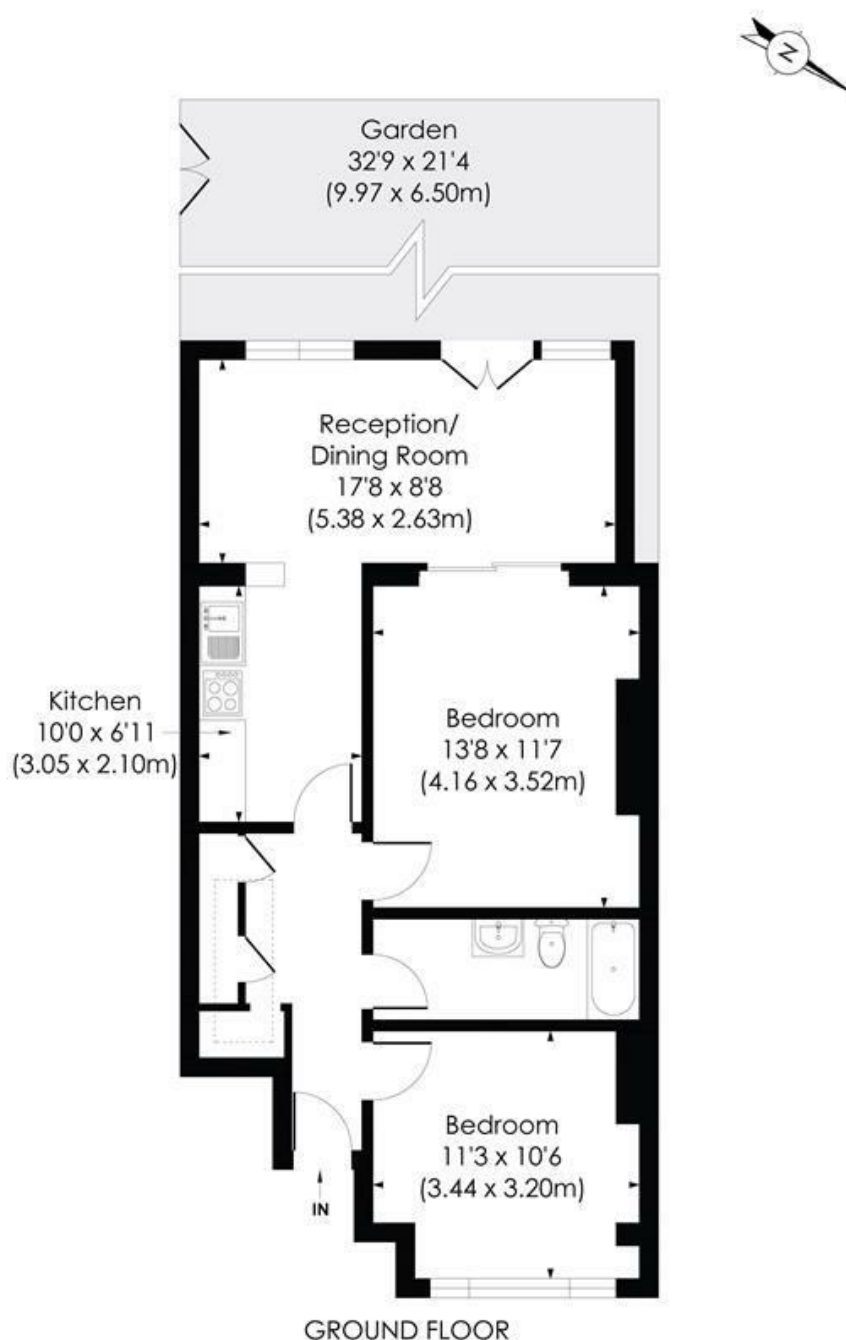
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Lettings in Merton**



## LOWER DOWNS ROAD, SW20

Approx. Gross Internal Floor Area

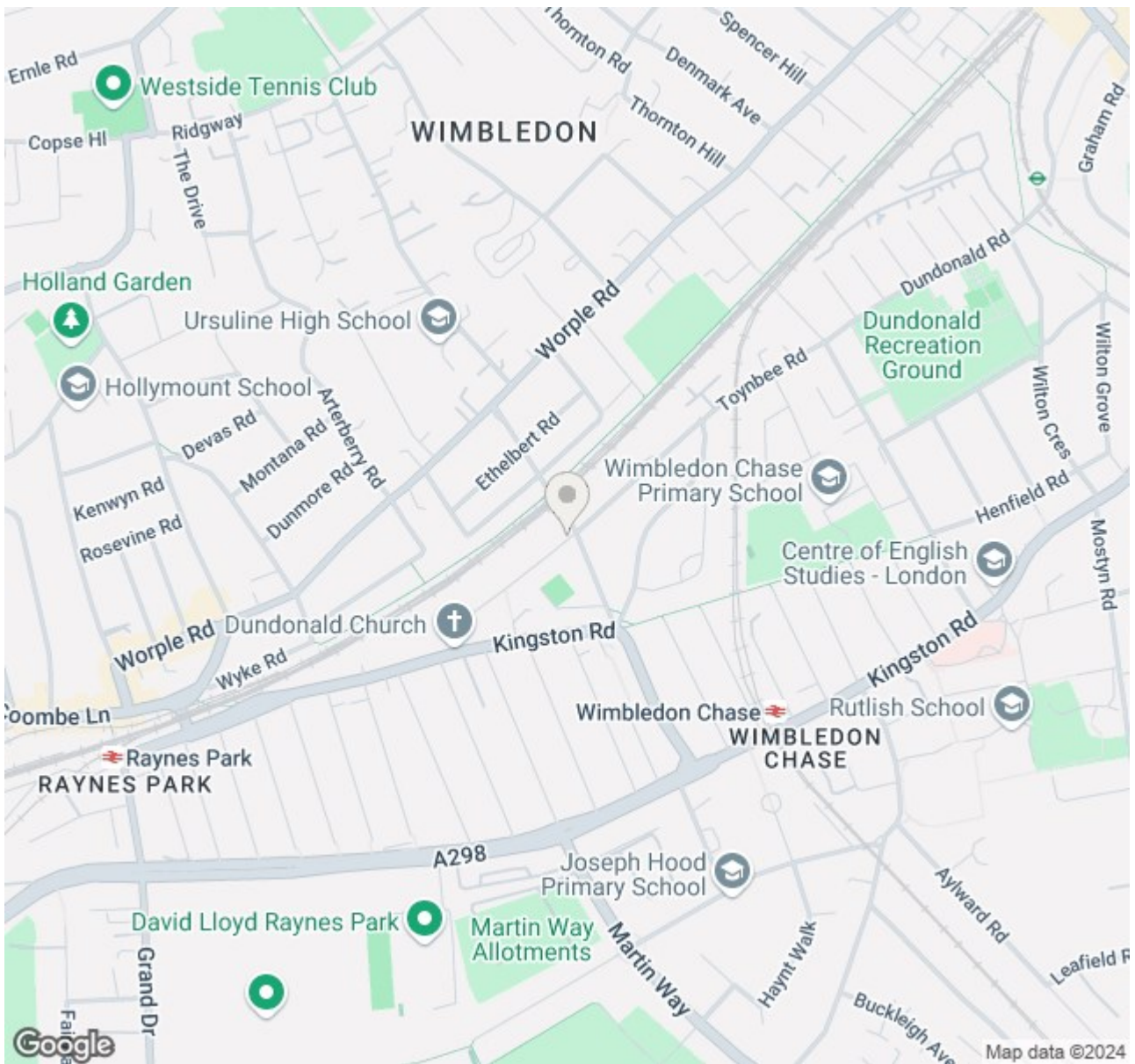
659 Sq. ft/61.23 Sq. m




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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.



- 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 - TBC
- Council Tax Band - TBC

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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