

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

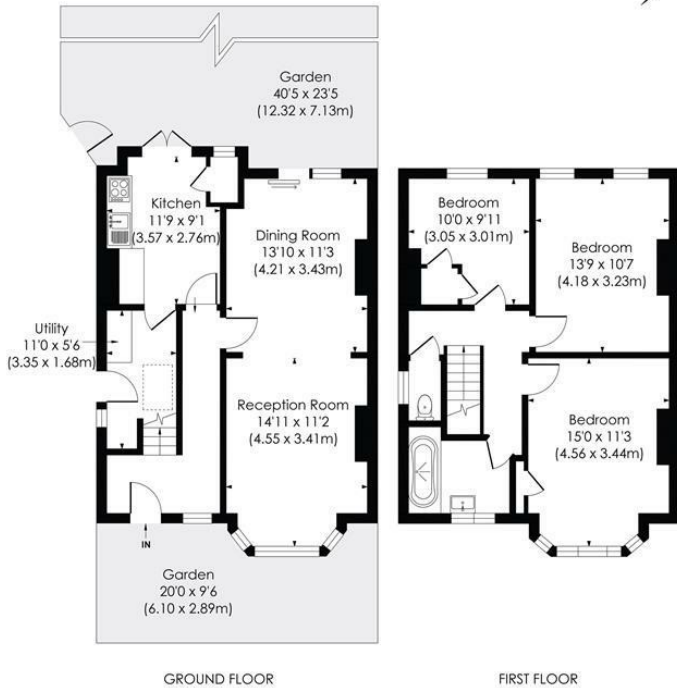
**Guide Price £800,000 Freehold**



**SOUTHDOWN ROAD, SW20**

Approx. Gross Internal Floor Area

1152 Sq. ft/107.06 Sq. m



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PROPERTY MARKETING

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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			85
			EU Directive 2002/91/EC

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