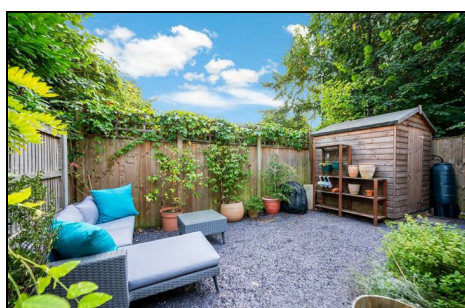
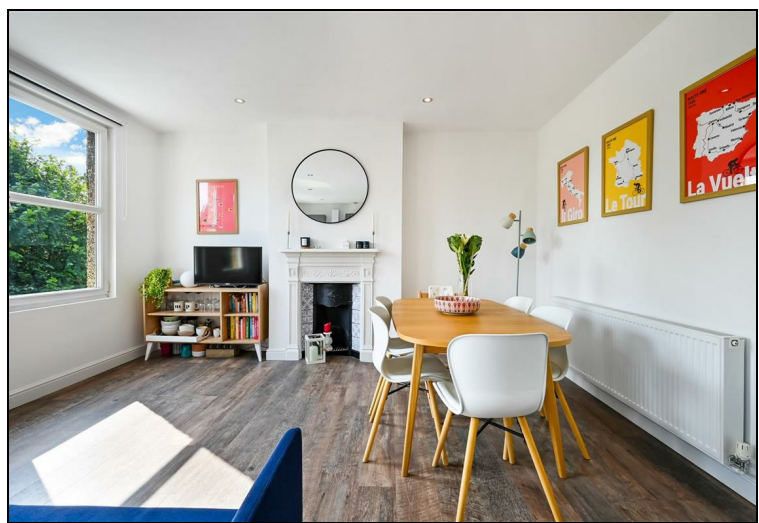


**Southdown Road
West Wimbledon, SW20 8PX**

£675,000 Leasehold - Share of Freehold



This impressive 1,057 sqft, THREE DOUBLE BEDROOM, TWO BATHROOM, Split level Maisonette has a fantastic 20'ft x 14'ft open plan kitchen/dining/reception room and a private South facing garden. Located on a sought after residential road close to Ursuline High School and within the Wimbledon Chase Primary School's admission priority area. There are also ample transport options with links from Raynes Park and Central Wimbledon Station's. 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**

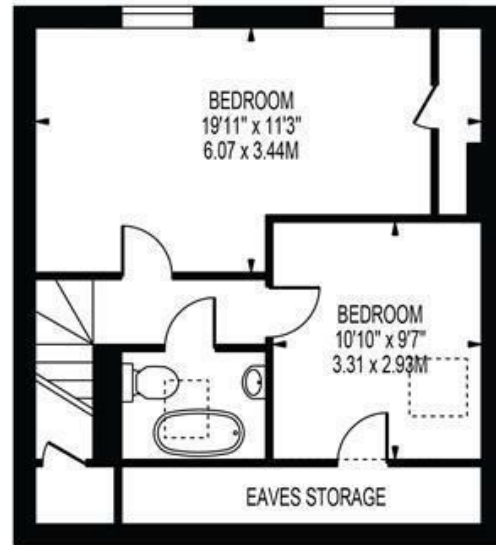
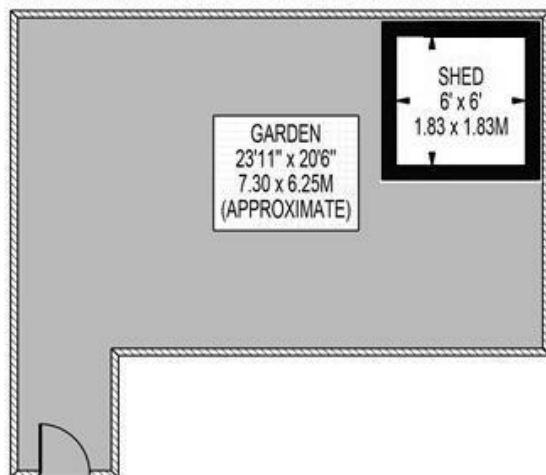


SOUTHDOWN ROAD

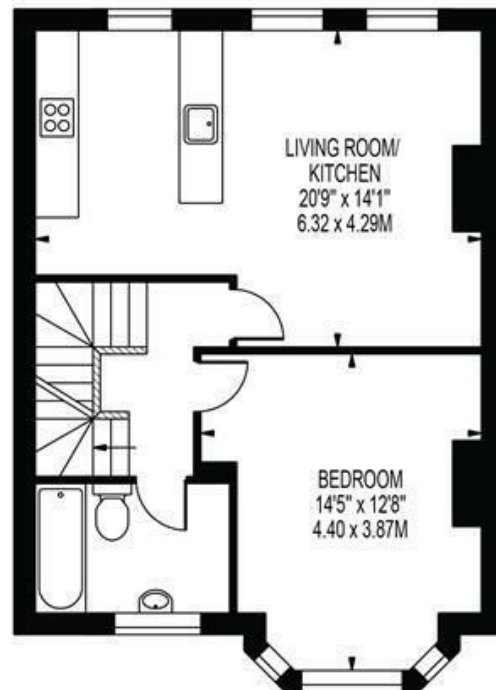
APPROXIMATE GROSS INTERNAL FLOOR AREA: **1057 SQ FT - 98.16 SQ M**
 (INCLUDING RESTRICTED HEIGHT AREA, EAVES STORAGE & EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1007 SQ FT - 93.57 SQ M**
 (EXCLUDING RESTRICTED HEIGHT AREA, EAVES STORAGE & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: **35 SQ FT - 3.24 SQ M**



SECOND FLOOR



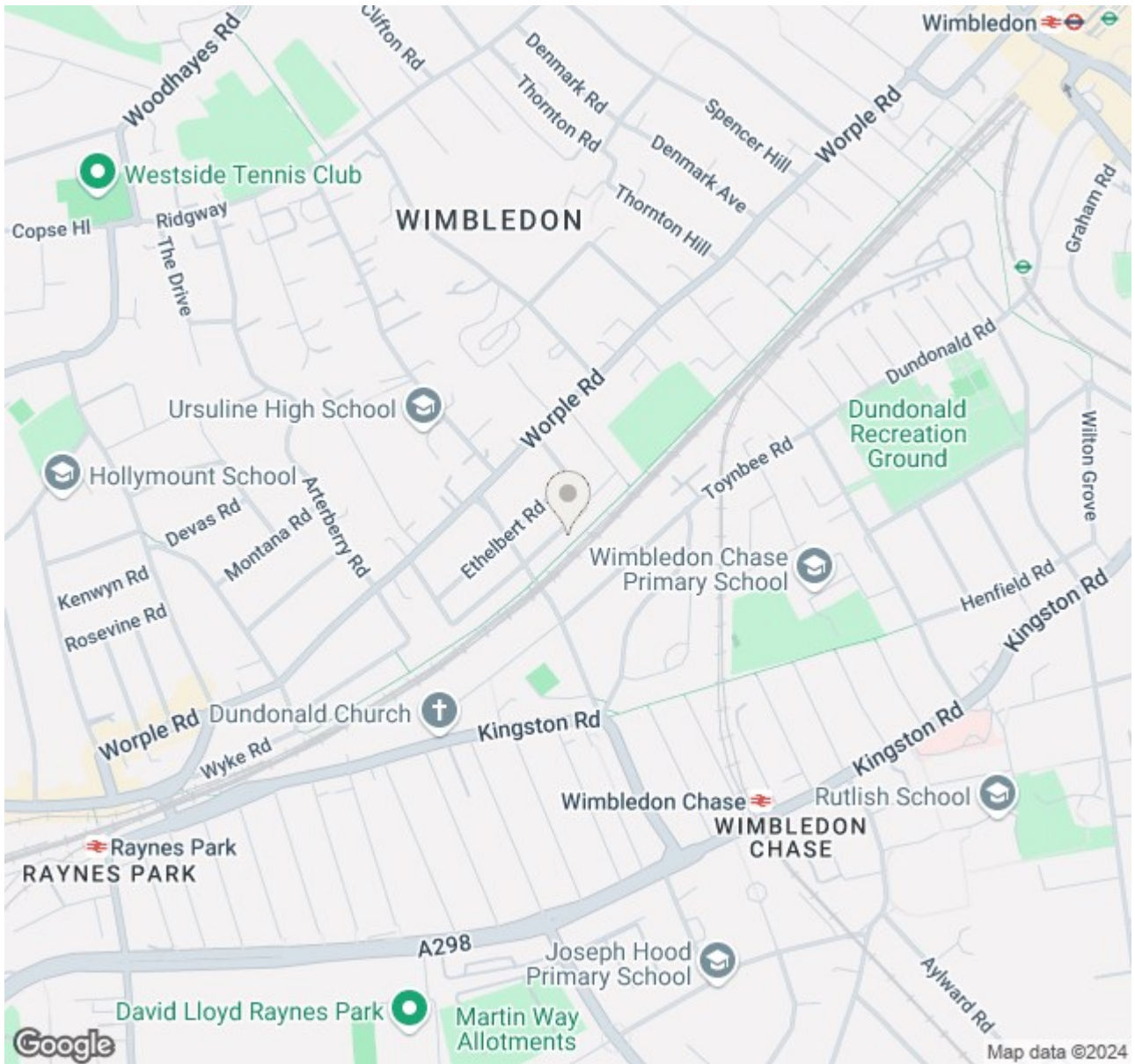
FIRST FLOOR




GROUND FLOOR
ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Three Double Bedroom - Two Bathroom - 1,057 sqft
- Characterful Split Level Conversion Flat
- Private Low Maintenance South Facing Garden
- Share Of Freehold - Underlining Lease Remaining 994
- Impressive 20'ft x 14'ft sqft open plan kitchen/dining/family room
- Easy Access To Raynes Park and Wimbledon Stations
- Within Wimbledon Chase Primary School A.P.A
- Close to Ursuline High School
- Beautifully Presented Throughout
- Council Tax Band - E EPC Rating - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(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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