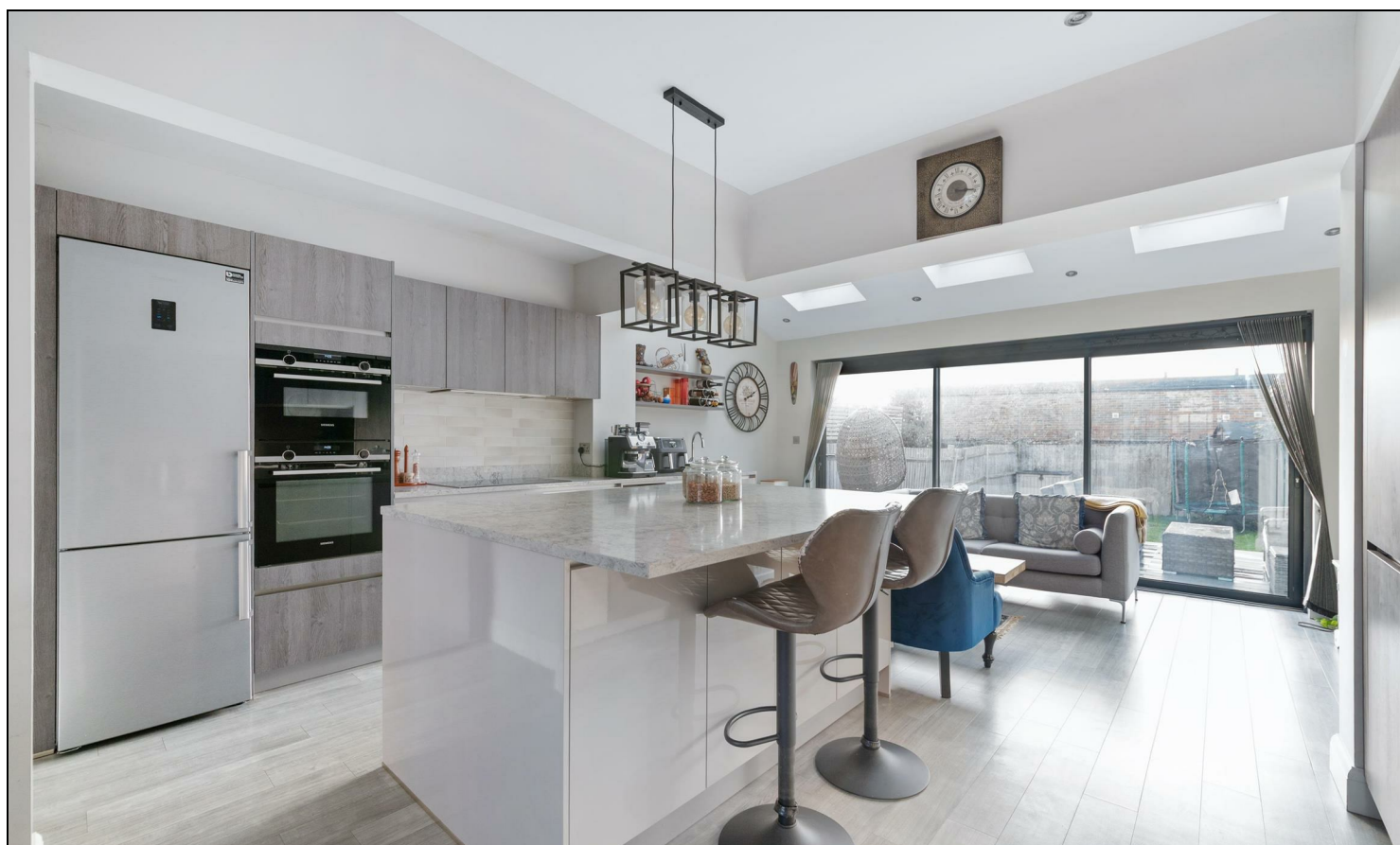


**Lower Downs Road
West Wimbledon, SW20 8QQ**

£1,075,000 Freehold



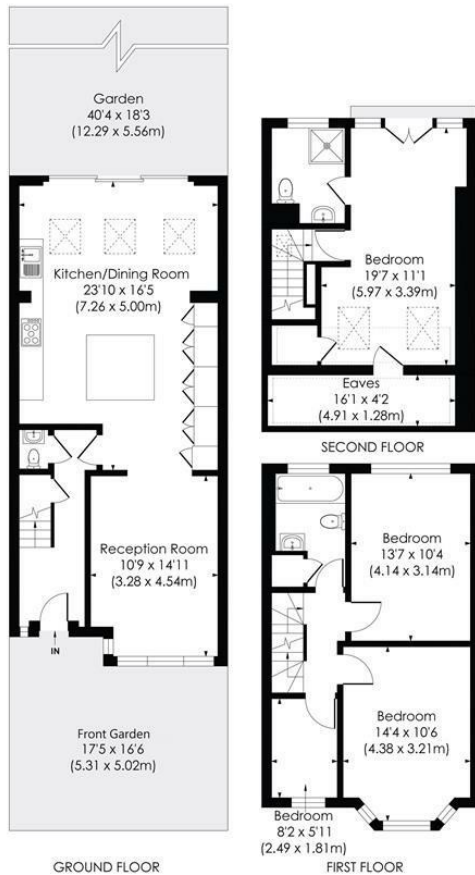
This fantastic 1,517 sqft FOUR BEDROOM, TWO BATHROOM fully extended 1930s house has a superb open plan kitchen/dining/family room with bifolding doors onto a West facing garden, a downstairs W.C and a spacious master bedroom with Juliet balcony and en suite. Perfectly located for Wimbledon, Wimbledon Chase and Raynes Park, a host of well-regarded schools and ample transport options.

LOWER DOWNS ROAD, SW20

Approx. Gross Internal Floor Area

1484 Sq. ft/137.83 Sq. m (Incl. RHH)

1349 Sq. ft/125.36 Sq. m (Excl. RHH)

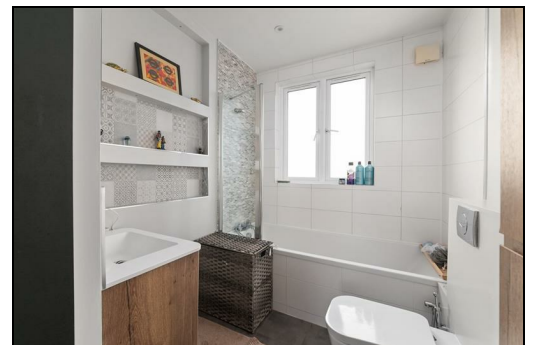


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PROPERTY MARKETING

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.

- Four Bedroom - Two Bathroom - 1,517 sqft
- Fully Extended 1930s Mid-Terrace House
- Superb Open Plan Kitchen/Dining/Family Room With Bifolding Doors
- West Facing Garden
- Spacious Master Bedroom With Juliet Balcony And En Suite
- Downstairs W.C
- Close To Wimbledon, Wimbledon Chase And Raynes Park
- Beautifully Presented Throughout
- EPC - C
- Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(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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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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