

**85 Worple Road
Wimbledon, SW19 4JH**

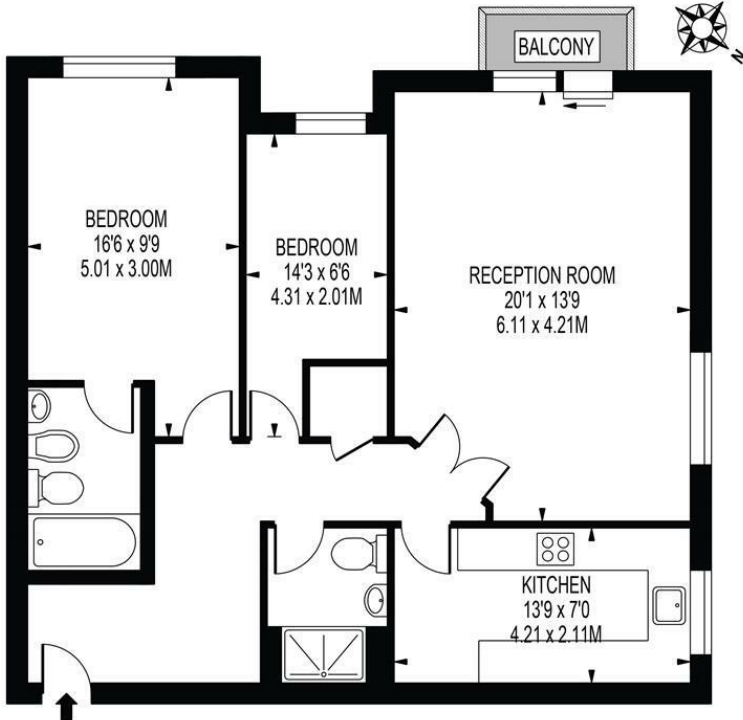
£575,000 Leasehold - Share of Freehold



Featuring over 840 sq/ft of living space and offered with no onward chain this spacious first floor, two double bedroom, two bathroom apartment in Wimbledon boasts a modern living room leading to a private balcony and benefitting from secure underground parking and a lift. Situated equidistant from Wimbledon Town centre and Wimbledon Village, this apartment offers a high specification finish in an excellent location close to numerous transport links. The property features a modern fitted kitchen, principal bedroom with en suite bathroom, second double bedroom, additional shower room, a fantastic dining room/lounge and balcony. Early viewings are highly recommended.

HAVERLEY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 842 SQ FT - 78.24 SQ M



FIRST FLOOR

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.



- Close to Wimbledon Town Centre
- Two Double Bedrooms
- Two Bathrooms
- Modern Finish Throughout
- Spacious Living/Dining Room
- Secure Underground Parking
- Share Of Freehold
- Service Charge - £550 per Quarter
- Current EPC Rating - B
- Council Tax Band - F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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	

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