

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

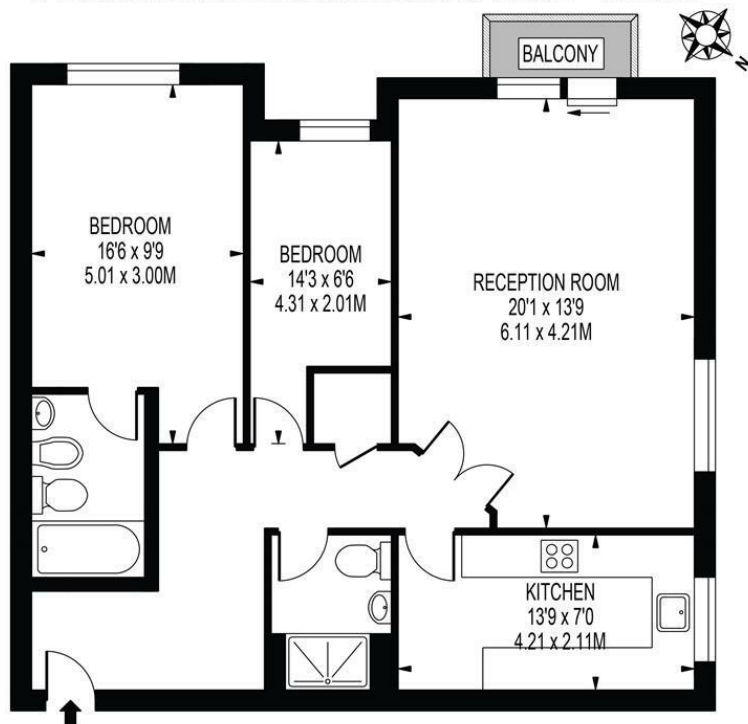
Offers In Excess Of £550,000 Leasehold - Share of Freehold



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



- 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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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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