

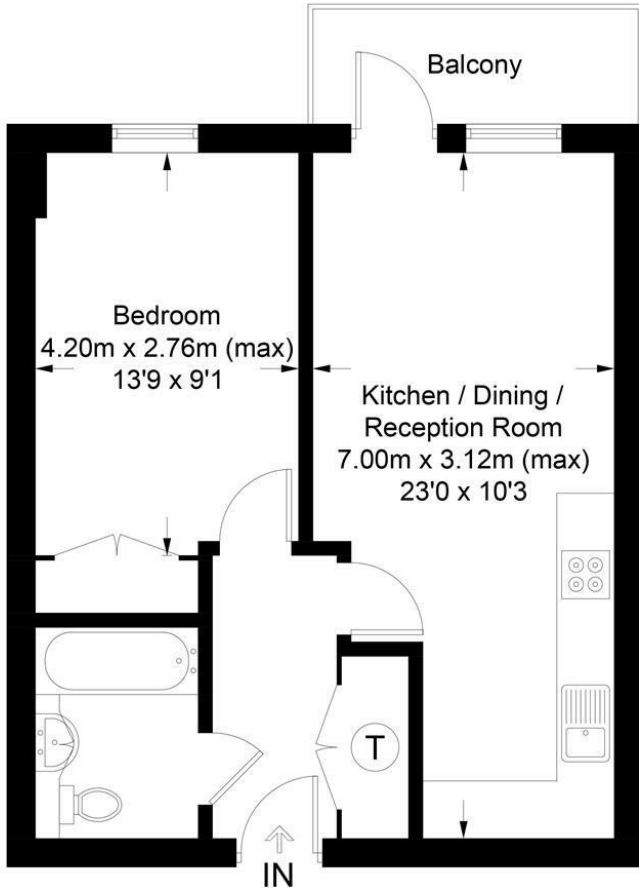
Reed House Wimbledon, SW19 8GY

£300,000 Leasehold



A well presented, third floor, modern one double bedroom apartment with balcony and no onward chain, located close to Haydons Road Thameslink, Wimbledon Park station and access to Wimbledon town centre. As well as an open-plan kitchen/living area including a fully integrated kitchen, there is a great sized double bedroom with fitted wardrobes, a family bathroom and ample storage. Further benefits include a lift, secure entry, and off street parking, making this property a fantastic first time purchase or investment.

Reed House, SW19
 Approximate Gross Internal Area = 43.5 sq m / 468 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
 The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Modern Apartment
- One Double Bedroom
- Private Balcony
- Open-Plan Kitchen/Living Area
- Ample Storage
- No Onward Chain
- Off-Street Parking
- Lift and Secure Entry
- EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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