



Cowdrey Road, Wimbledon, SW19 8PG

Guide Price £595,000 Share of Freehold

## Cowdrey Road

# Introducing Cowdrey Road...

A stylishly presented 2 bedroom, 2 bathroom (one en-suite) first floor flat in this exclusive development of just 6, one and two bedroom flats. The flat offers generous living space and comes with 2 private balconies which are accessed from both the principal bedroom and the living room. EPC rating C.

- Electric controlled underfloor heating in all bathrooms
- All apartments designed to have high positive environmental impact ratings
- Share of freehold with long 999yr lease and peppercorn Ground Rent
- Management company in place with low Service Charge
- 10yr New Build Warranty
- 10yr tanking warranty and IBG
- Roofing workmanship and materials guarantee
- Bespoke designed kitchens from German Kitchen Projects including all white goods
- All windows with come with Warranty
- All appliances come with warranty
- Full building control sign off on all aspects of build and design



## Welcome to Wimbledon...

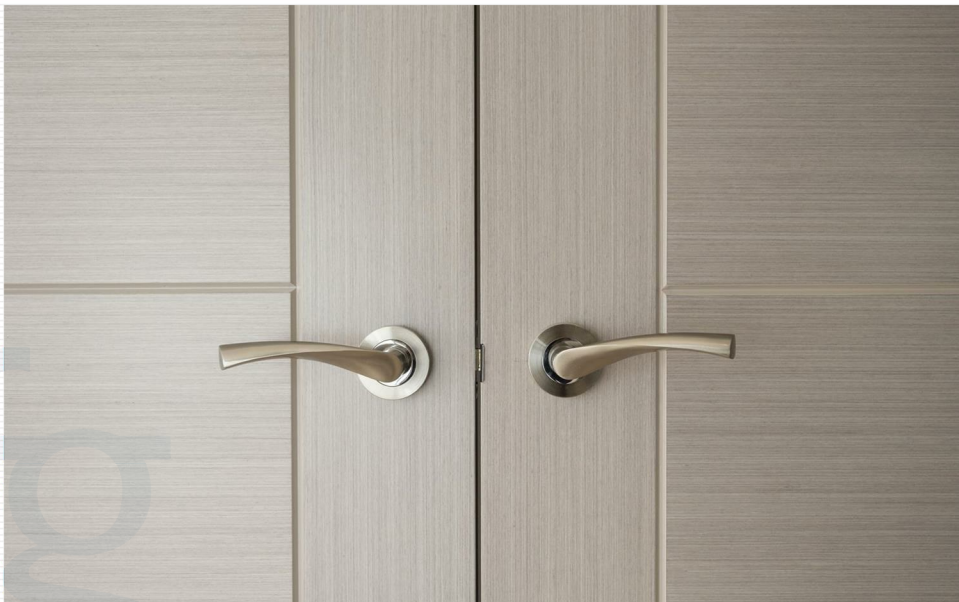


Lillium Mews is located off Cowdrey Road which is a popular residential street within Wimbledon being convenient for Wimbledon town centre with an excellent selection of shopping, cinemas and restaurants. There are a number of highly sought after schools in the area including Holy Trinity Primary School. Haydon's Road railway station (Thameslink) is a short walk away offering a link to the City with Wimbledon mainline station (national rail and underground) providing a frequent and fast service to London Waterloo (18 minutes approximately).

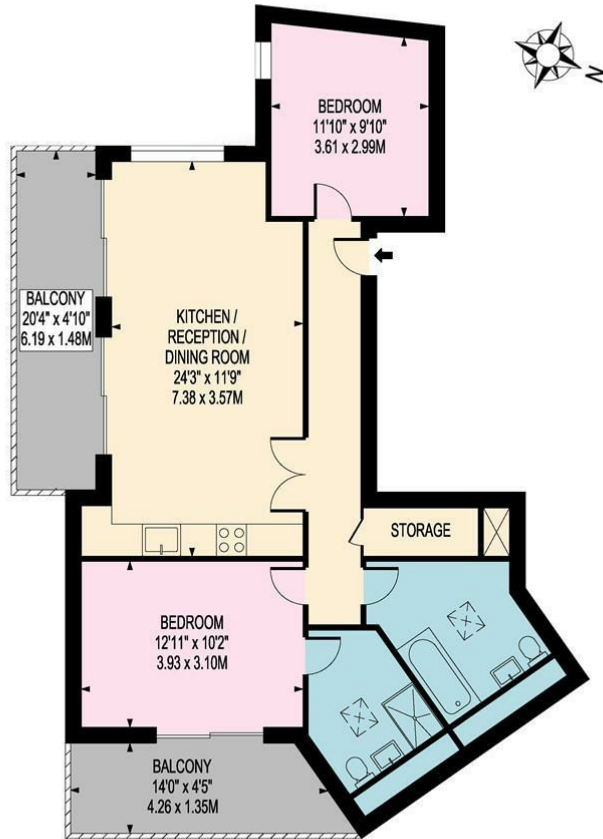
- **A newly built 2 bedroom first floor apartment**
- **2 bath/shower rooms (one en-suite)**
- **Bespoke kitchen**
- **Living room**
- **Generous balcony accessed from the living room**
- **Bicycle store**

## Cowdrey Road





**LILLIUM MEWS**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA : 813 SQ.FT- 75.50 SQ.M



FIRST FLOOR

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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

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