



Lansdowne Road, Wimbledon, SW20 8AP

Guide Price £675,000 Leasehold

Lansdowne Road

Introducing Lansdowne Road...

A very well presented 2 bedroom, 2 bathroom apartment on the raised ground floor of this purpose built block of flats in Lansdowne Road which is sold to include a garage to the rear.

This most attractive apartment comprises a generous living room with doors to the balcony; a very spacious kitchen/dining room with integrated appliances and good storage; a principal bedroom with fitted wardrobes and an en-suite bathroom; and a second bedroom with an en-suite shower room.

In addition to the garage, there is off-street parking to the rear on a first come first served basis.



Welcome to Wimbledon...

The property is situated just off Ridgway, on the favoured slopes up to Wimbledon Village and is also well placed for access into Raynes Park, with its commuter station and selection of useful shops and businesses, via a private footpath nearby. The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors. The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.

- **2 bedroom raised ground floor flat**
- **2 bathrooms (both en-suite)**
- **Generous living room with balcony**
- **Spacious kitchen/dining room**
- **Garage and off-street parking**
- **Leasehold with 160 years remaining on the lease**
- **Council Tax Band E**
- **Service charge approximately £2409 per annum**

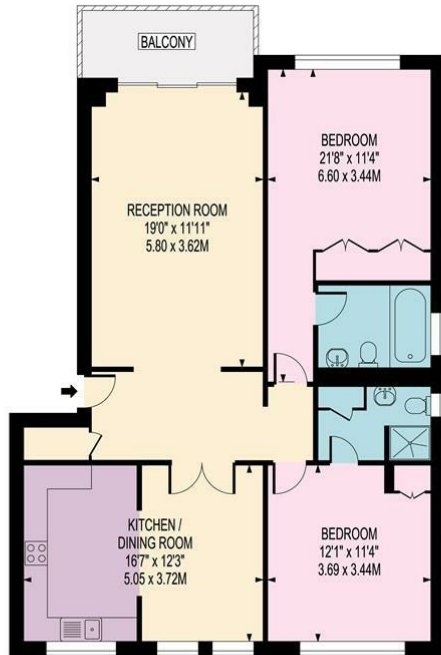
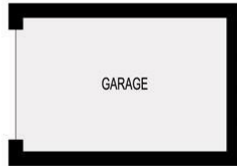


Lansdowne Road





HIGH RANGE
 APPROXIMATE GROSS INTERNAL FLOOR AREA : 982 SQ FT- 91.20 SQ M
 (EXCLUDES GARAGE)



GROUND 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.

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



Estate Agents
 Valuers
 Private office
 Development Consultants
 Property Consultants
 Asset & Capital Management

Fuller Gilbert & Company Est. 2001

