## **BROCKHAM CLOSE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 522 SQ FT - 48.50 SQ M



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 the 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.

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**Brockham Close, Wimbledon, SW19 7EQ** 

£620,000 Leasehold







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The property is situated in a much sought after location within easy reach of Wimbledon Town Centre and stations.



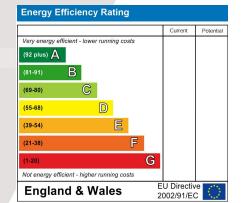








Offered for sale with no onward chain is this ground floor 2 bedroom maisonette with direct access to a private garden. The property comprises of 2 bedrooms, bathroom, living room, entrance hall, fitted kitchen, private garden.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🛕		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	U Directiv 002/91/E0	