

**Southdown Road
West Wimbledon, SW20 8PT**

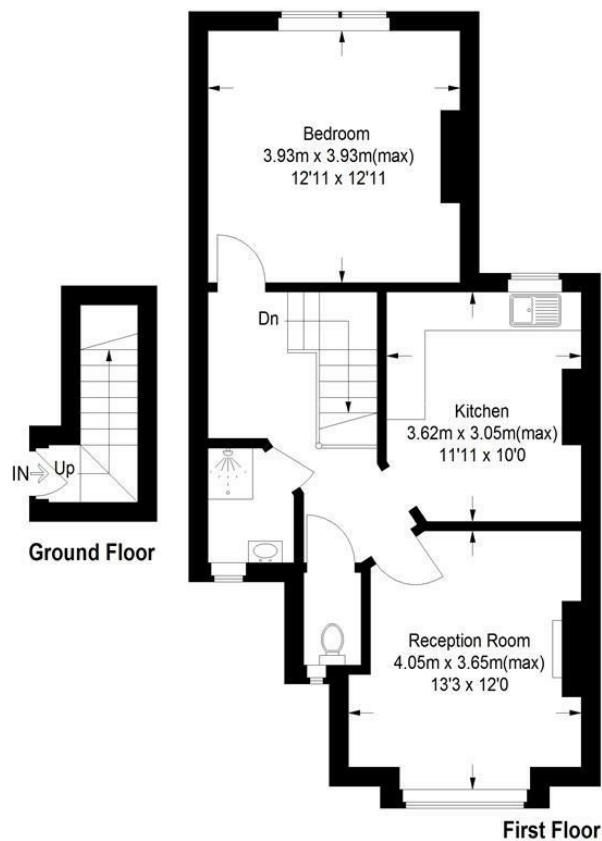
£400,000 Leasehold - Share of Freehold



This delightful and well proportioned 624 SQFT, ONE DOUBLE BEDROOM first floor Victorian conversion flat is located in a sought after and leafy road close to Raynes Park, Wimbledon & Wimbledon Village. Upon entering the property you lead up to spacious landing with an ideal space for a study/home workstation, there is a lovely sized eat in kitchen with space for a dining table, a generous sized bedroom with fire place and space for wardrobes, a modern wet room/shower room, separate W.C and a charming separate reception room. An excellent first/second time purchase or buy to let investment. With a Share of Freehold, no onward chain, attractive brick fronted Fascia and demised loft space.

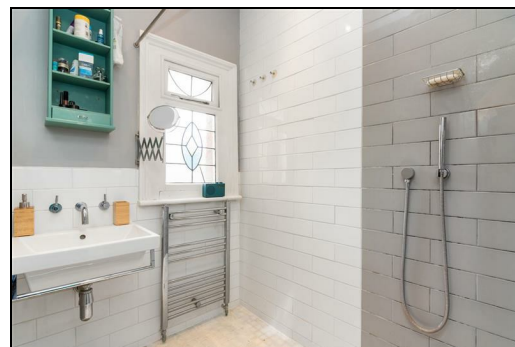
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Approximate Gross Internal Area
Ground Floor = 3.4 sq m / 36 sq ft
First Floor = 54.6 sq m / 588 sq ft
Total = 58.0 sq m / 624 sq ft



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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- One Double Bedroom Victorian Conversion Flat
- Spacious Bedroom With Fire Place
- Eat In Kitchen/Dining Room
- No Onward Chain & Demised Loft Space
- Multiple Transport Options
- Share Of Freehold (split between two flats)
- 999 year Lease from 1987 (964 remaining)
- No Service Charge & No Ground Rent
- Council Tax Band - C
- Energy Performance Certificate - D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
66	77		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales EU Directive 2002/91/EC		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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