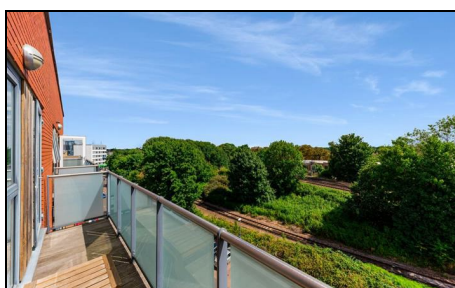
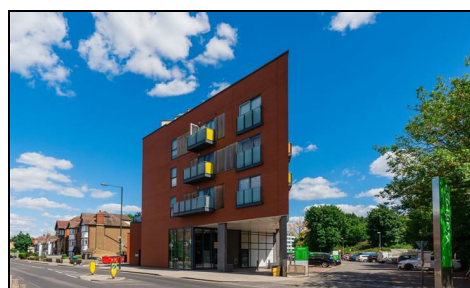


**West Barnes Lane
West Wimbledon, SW20 0BN**

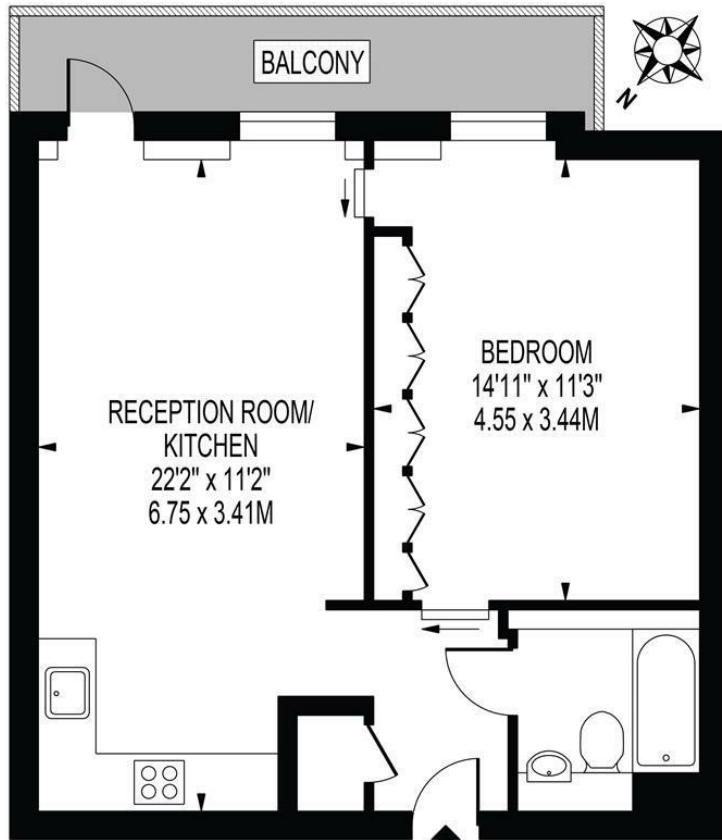
Offers In Excess Of £350,000 Leasehold



This beautifully presented ONE DOUBLE BEDROOM, 4th Floor Apartment with long lease and South Facing balcony is located just 0.2 Miles to Raynes Park Station. An ideal first/second time purchase or buy to let investment, there is a spacious open plan kitchen/dining/reception room, a recently fitted bathroom suite and large master bedroom with built in wardrobes. Offered to the market with no onward chain and access to the communal roof terrace.

DOWDING HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 514 SQ FT - 47.72 SQ M



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.

- One Double Bedroom
- 4th Floor Apartment
- Modern Kitchen & Bathroom
- 0.2 Miles To Raynes Park Station
- Large Communal Roof Terrace
- Remaining Lease - 986 years
- Service Charge - £1830p/a
- Peppercorn Ground Rent
- Council Tax Band - C
- 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	
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

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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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of successful Sales and
Lettings in Merton**

