

**SW19**

*'it's all in the postcode...'*



**Cardigan Road**

**£449,500**

- Two bedrooms
- Well presented throughout
- No onward chain
- Spacious living space
- Location



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

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Spacious two bedroom ground floor flat, nestled in a quiet no-through road in Wimbledon, offering easy access to a variety of transport links. The property is generously sized throughout and comes with the added benefit of no onward chain, making it a perfect option for buyers seeking a hassle-free move. An excellent opportunity for anyone looking for a home they can move straight into



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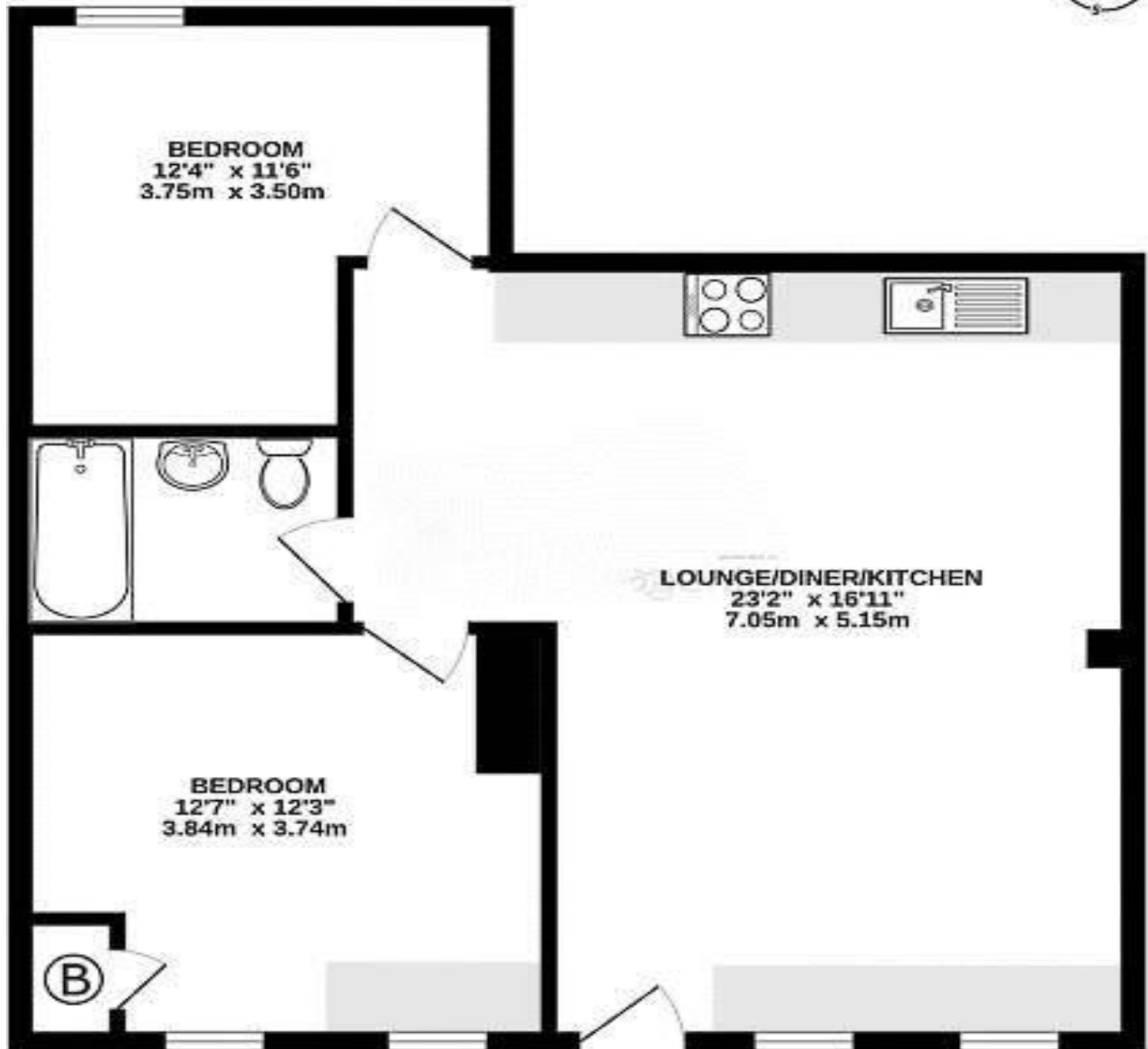
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**GROUND FLOOR**  
723 sq.ft. (67.2 sq.m.) approx.



**TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any mis-division or mis-statement. This plan is for illustrative purposes only and should be used as such by only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents Ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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