

**2 Lansdowne Road  
West Wimbledon, SW20 8AP**

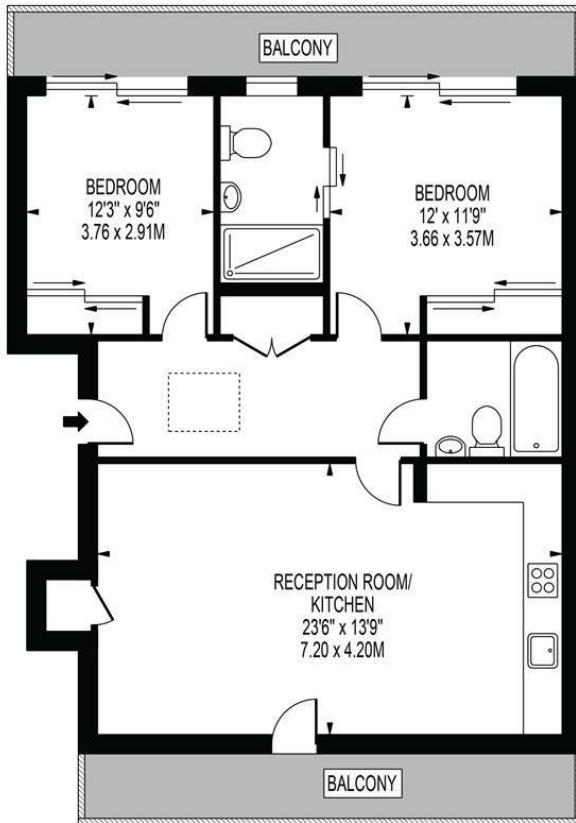
**£675,000 Leasehold**



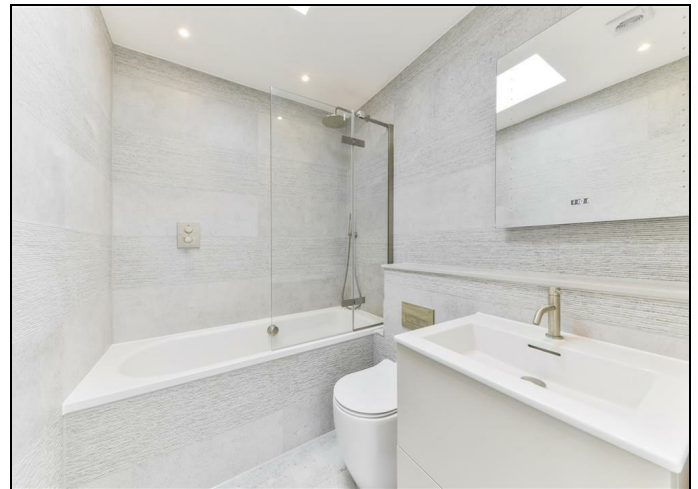
**ENERGY EFFICIENT** - This truly stunning and newly constructed two double bedroom, two bathroom penthouse apartment has dual aspect balconies with exceptional far reaching views. Perfectly located on a desirable side road just off the Ridgeway, its within easy access to Wimbledon Common & Village. Comprising a superb 23' open plan kitchen/dining/reception room with three panel sliding doors onto the gorgeous walk out terrace, two double bedrooms both with built in wardrobes access to the 2nd terrace/balcony, beautiful en-suite shower room from the master bedroom and fabulous family bathroom. There is also allocated parking, lift access, low service charges, newly created lease, solar panel battery storage and an A\* Energy efficiency rating. Offered to the market with no onward chain.

## HIGH RANGE, LANDSDOWNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 818 SQ FT - 75.99 SQ M



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.



- Two Bedrooms & Two Bathrooms
- New Penthouse Apartment With Lift Access
- Allocated Parking Space
- Dual Aspect Walk Out Balconies
- Close To Wimbledon Common
- No Onward Chain
- Beautifully Finished Throughout
- Newly Created Lease & Low Service Charges
- Solar Panel Battery Storage System
- EPC Rating - A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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