

## Battle Close Wimbledon, SW19 1AL

Offers In Excess Of £575,000 Freehold



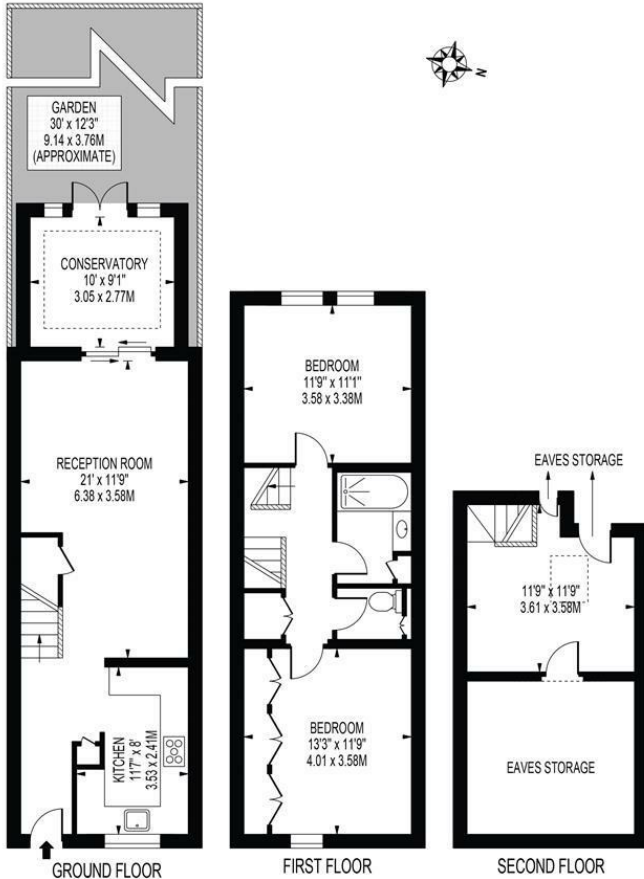
A beautifully presented, two double bedroom, terraced home with off-street parking and a private West facing garden. There is a separate modern kitchen, double length reception room with space for a dining table, great storage and a conservatory with direct access to a pretty garden with rear access. Upstairs are two fantastic bedrooms and a modern family bathroom. These popular houses are conveniently located between Wimbledon Town Centre & Colliers Wood tube station. A great first time purchase if you want a freehold property in the SW19 area.

## BATTLE CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1204 SQ FT - 111.81 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 128 SQ FT - 11.88 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.



- Freehold House
- Two Double Bedrooms
- Beautifully Presented
- Off Street Parking
- Close To Tube Station
- Private Rear Garden
- EPC Rating : C
- Merton Council Tax Band : D
- Grounds Charge : £400 Per Annum

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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