

## Southdown Road, Wimbledon SW20 8PT



### Guide Price £600,000 Share Of Freehold

Presented in excellent condition and boasting over 1100 sq ft of generous accommodation is this super split level maisonette occupying the first and second floors of this characterful house. To the first floor a double bedroom with en-suite bathroom links to the impressive 24ft living room adjoining a newly fitted and fully integrated kitchen. There is use of a rear garden, which whilst not demised to the property has been used without any interruption for many years, so in effect the owners have benefitted from quiet enjoyment of the land. Occupying the entire second floor is the principal bedroom with en-suite bathroom, this room also offers incredible eaves storage running the gable roof, which could be converted into further living space STPP. All of the rooms are naturally bright with ample glazing found throughout and both floors. Southdown Road is a popular treelined street ideally positioned for both Wimbledon Town Centre and Raynes Park High Street with their excellent transport and shopping facilities, whilst Wimbledon Village with its boutique shops, bars, restaurants and open green spaces is within easy reach. Furniture can be included if required. Council tax band D (Merton).

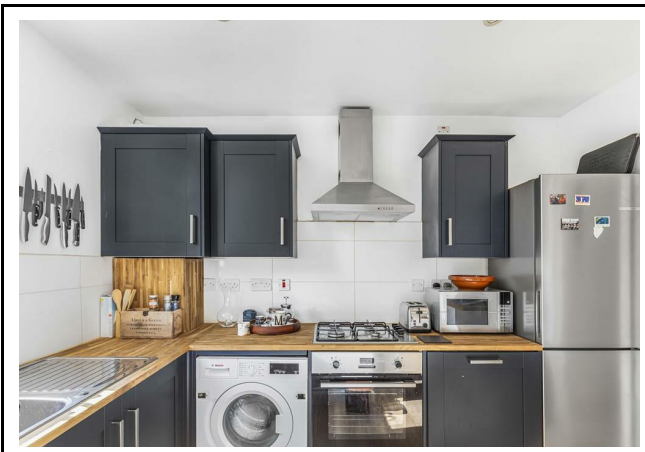
- 1160 sq ft maisonette with own front door
- Two double bedrooms
- Two bathrooms (both en-suite)
- Large living/entertaining/dining room
- Ultra-modern kitchen
- Furniture included if required
- Substantial eaves storage
- Use of attractive rear garden area (un-demised)
- Lease approx 984 yrs - Share of Freehold
- No onward chain / No service charge

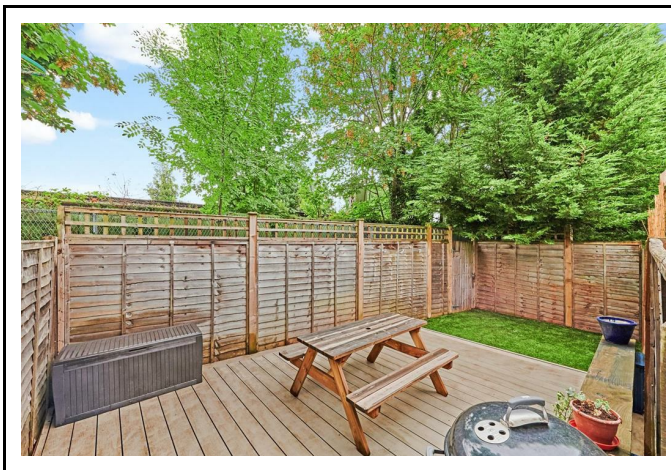
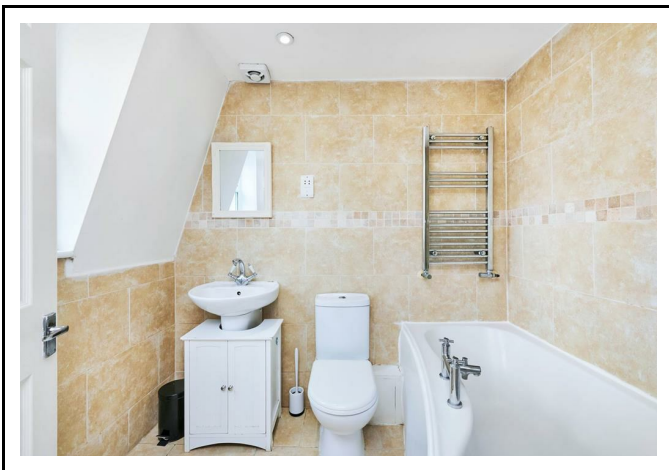
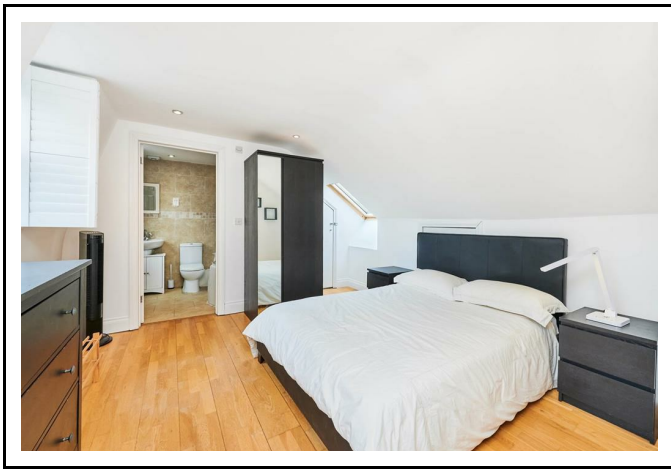
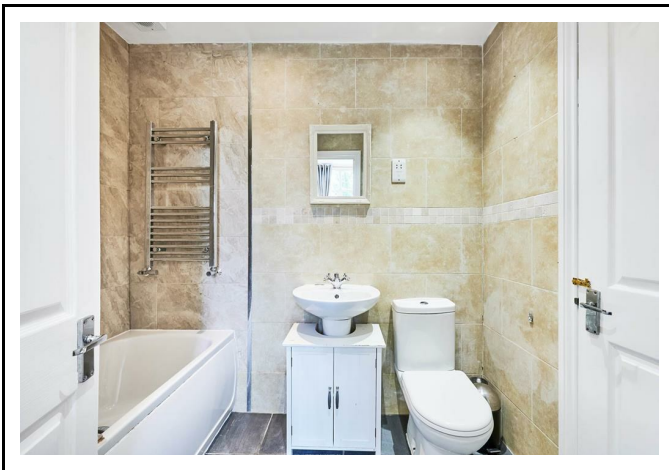
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

**Location:**

Southdown Road is a quiet residential street conveniently placed for the many amenities of Wimbledon Town Centre and Raynes Park, both providing excellent amenities including mainline stations, shops, bars and restaurants.





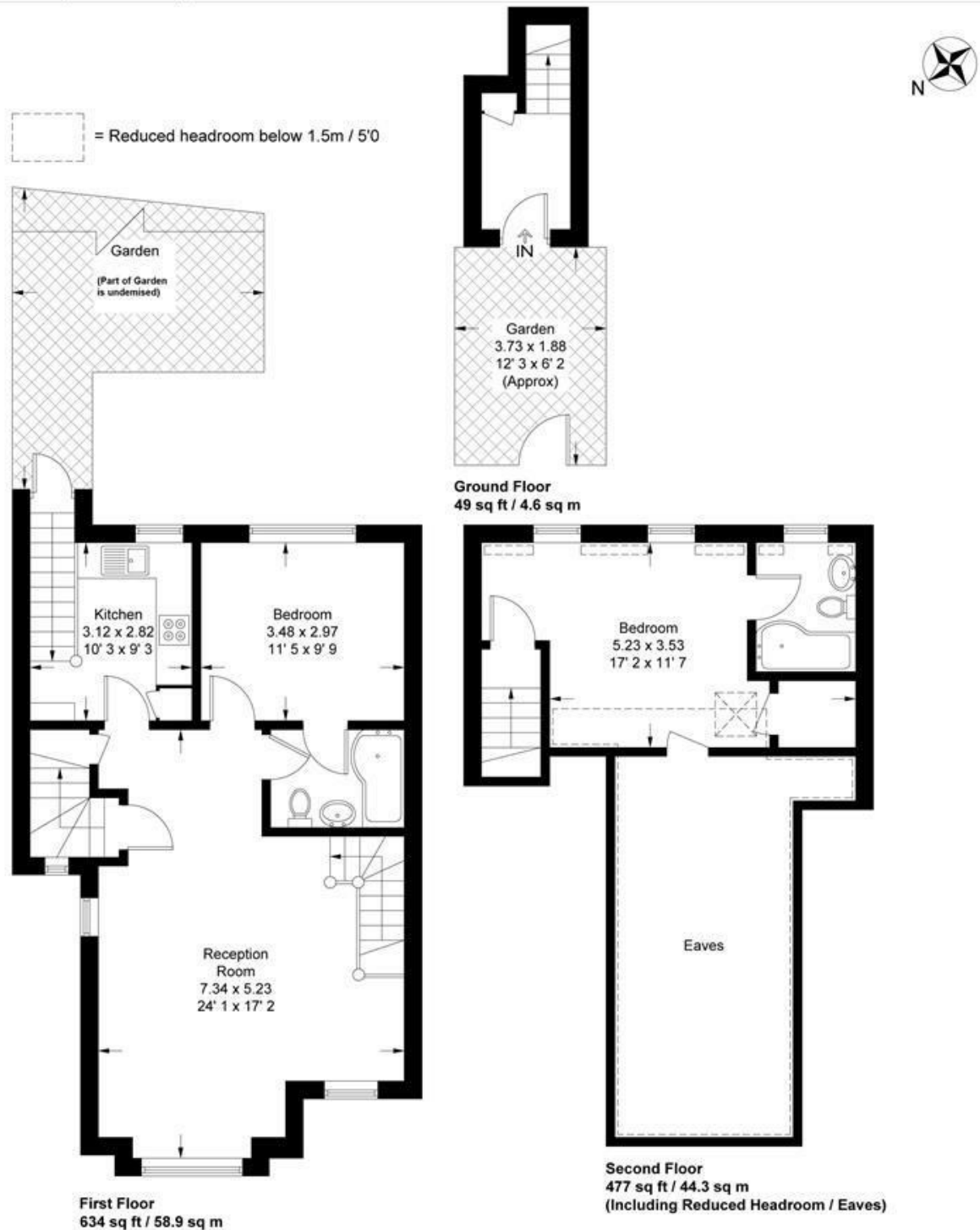
# Southdown Road

Approximate Gross Internal Area = 912 sq ft / 84.7 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 248 sq ft / 23.1 sq m

Total = 1160 sq ft / 107.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**EPC Rating C**

**Council Tax: D**

**Lease: Approx 984 years**

**Service Charge: Shared costs with Flat 1 when works required**

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