



12 SMEATON ROAD LONDON, SW18 5JH

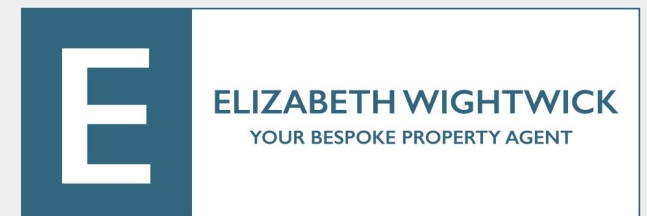
£499,950
SHARE OF FREEHOLD

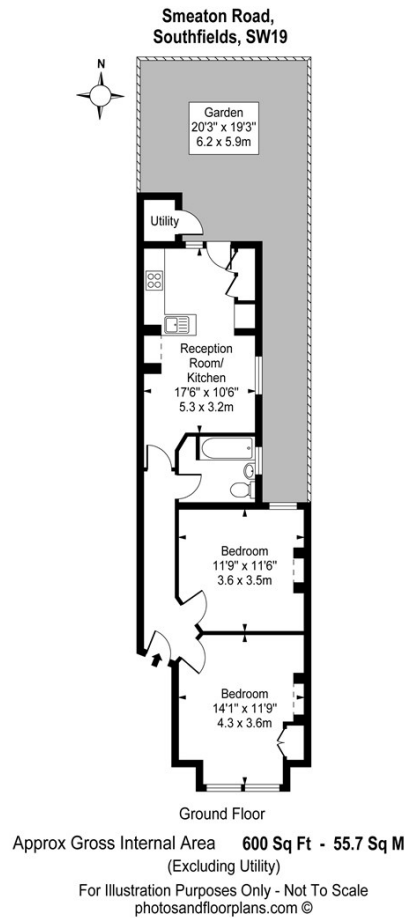
A superb two bedroom ground floor flat located in Southfields, SW18, only 0.4 miles from the tube station. The property comprises two double bedrooms, a separate kitchen with breakfast bar/reception room, a family bathroom, and a shared rear garden with storage shed. The property further benefits from double glazing throughout and good storage space.

Smeaton Road is a lovely tree lined residential road, ideally situated for Southfields Village which offers a selection of boutique shops and cafes as well as, restaurants.

For further lease information please contact the branch on 020 3857 3010.

The open spaces of King George's Park and Wimbledon Park with their recreational facilities are also within access and there are bus routes along Merton Road giving access to Clapham





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		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Wimbledon Village
Unit 6 (2nd Floor)
2 Allington Close
Wimbledon Village
Wimbledon
London
KT3 3DN

020 3597 3484
info@elizabeth-wightwick.co.uk

