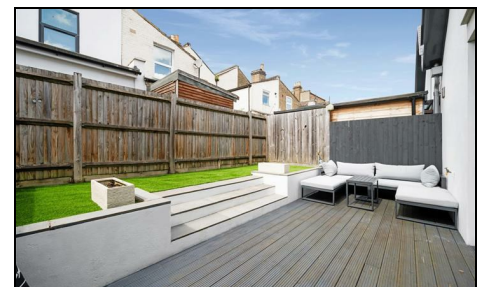


Cowper Road Wimbledon, SW19 1AA

£699,000 Freehold

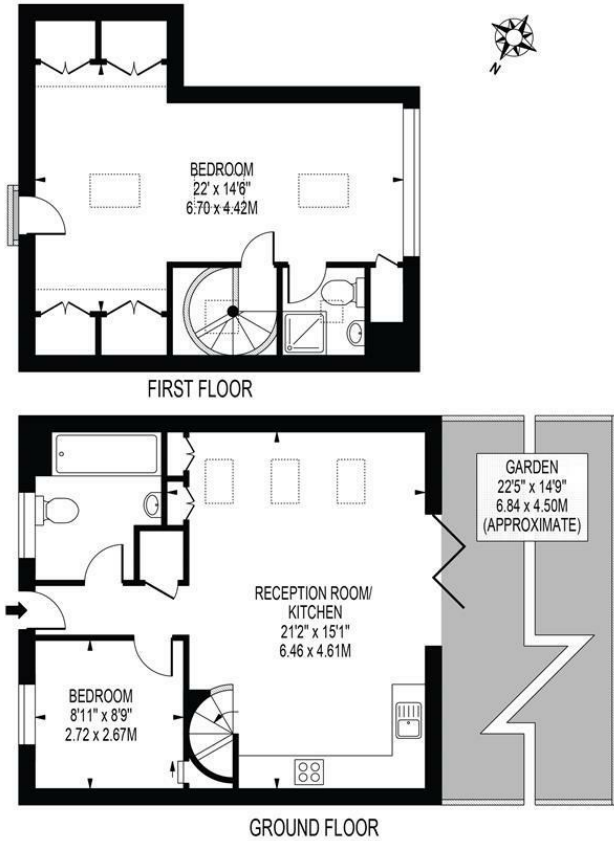


This stunning two bedroom modern townhouse located on Cowper Road in the ever-popular "Poets Area" of Wimbledon boasts a contemporary design with two double bedrooms, perfect for a small family or professionals looking for a stylish home. Offering a spacious open plan living area with doors opening out to a private garden, a ground floor bedroom that could double as a WFH office, bathroom and a large principal bedroom with en suite shower room and off street parking. Built in 2012, the townhouse combines modern amenities with a touch of elegance, creating a warm and inviting atmosphere.

COWPER ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 860 SQ FT - 79.91 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 62 SQ FT - 5.76 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.

- Modern Townhouse - Built in 2012
- Two Double Bedrooms
- Fantastic Open Plan Living Space
- Feature Double Height Ceiling and Windows
- Two Bathrooms
- Excellent Transport Links
- Off Street Parking
- Freehold
- Current EPC Rating - C
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(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	

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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.

Celebrating 30 years of successful Sales and Lettings in Merton

