

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

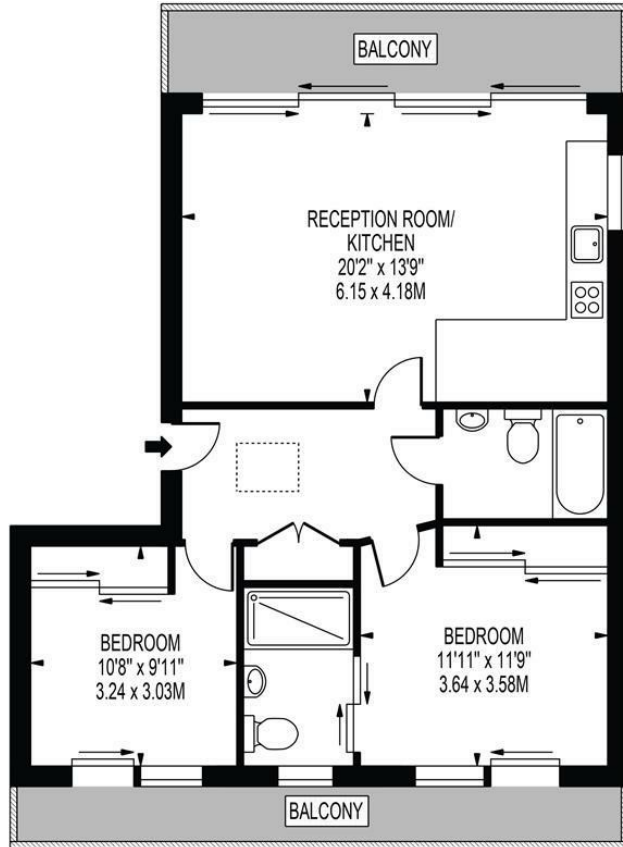
**Offers Over £650,000 Leasehold**



**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 20' 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, LANSDOWNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 710 SQ FT - 65.94 SQ M



FIFTH FLOOR  
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.

- Two Bedrooms & Two Bathrooms
- Penthouse Apartment With Lift Access
- Allocated Parking
- Dual Aspect Balconies with Stunning Views
- Superb Open Plan Kitchen/Reception Room
- Low Service Charges & Newly Created Lease
- Solar Panel Battery Storage
- Close to Wimbledon Common
- No Onward Chain
- EPC Rating - A



Energy Efficiency Rating		Current	Possible
<small>(Very energy efficient - lower running costs)</small> A (91-100)		95	95
B (81-90)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
<small>(Not energy efficient - higher running costs)</small> G (1-20)			
England & Wales		EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



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

