

**Cambridge Road  
West Wimbledon, SW20 0SG**

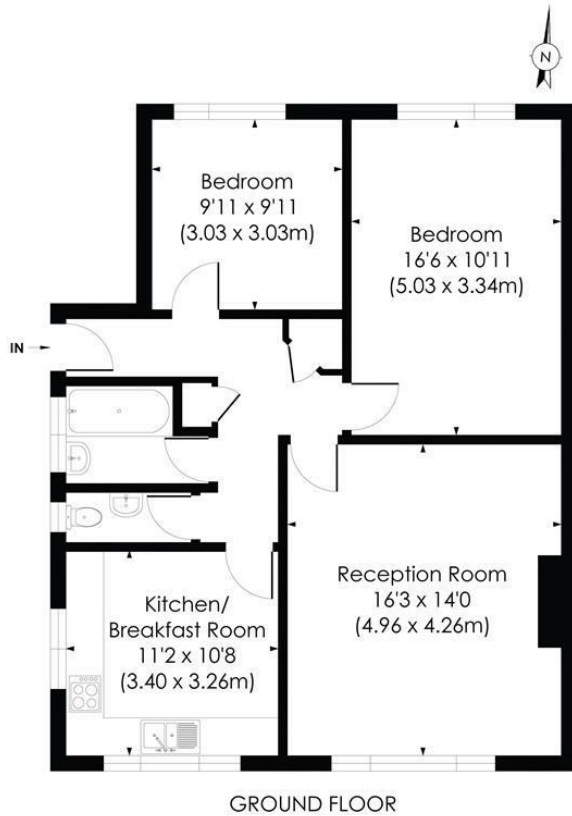
**£475,000 Leasehold**



**NO ONWARD CHAIN - This spacious, secluded and well presented TWO DOUBLE BEDROOM ground floor maisonette (811sqft) has a garage and is perfectly located for Raynes Park Station (0.4 miles) and High Street. Large reception room, modern kitchen dining room, modern bathroom, separate w.c and two bedrooms with built in wardrobes.**

**CAMBRIDGE ROAD, SW20**

Approx. Gross Internal Floor Area  
811 Sq. Ft/75.35 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Two Double Bedroom - 811sqft
- Ground Floor Maisonette
- Garage And Well Maintained Communal Gardens
- Sought After Location
- No Onward Chain - 935 Year Lease
- Spacious Reception Room
- Modern Kitchen/Dining Room
- 0.4 Miles To Raynes Park Station And High Street
- EPC - D
- Conucil Tax Band - D

Energy Efficiency Rating		Current	Possible
<small>Very energy efficient - lower running costs</small>			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)	60	76
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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