

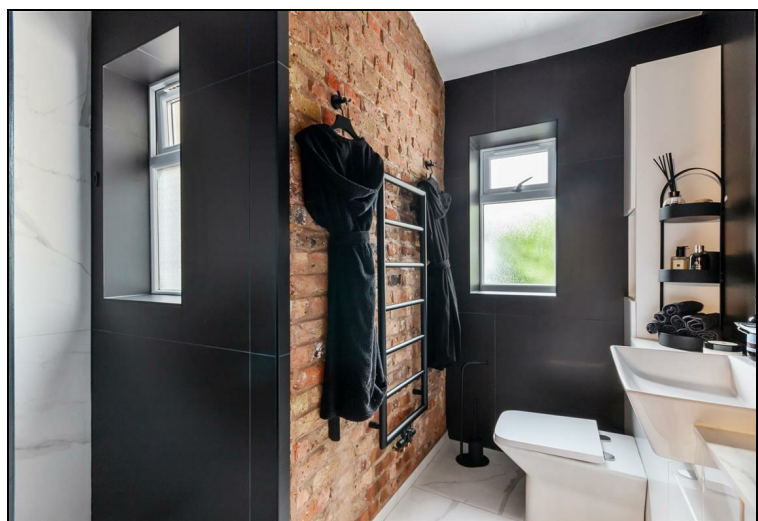
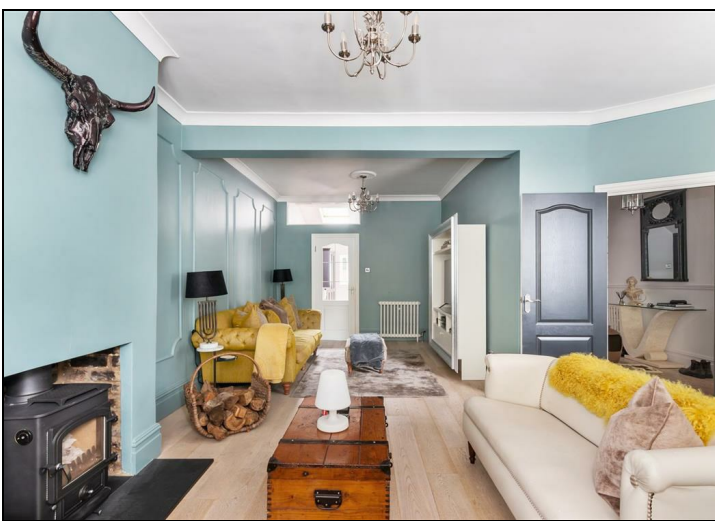
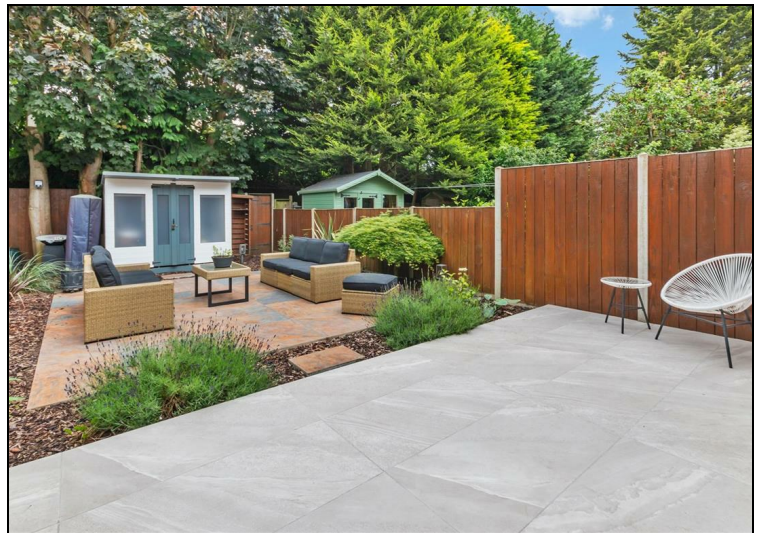
**Southdown Road  
West Wimbledon, SW20 8PT**

**£1,150,000 Freehold**



**This truly exceptional THREE DOUBLE BEDROOM end of terrace house with a beautifully landscaped SOUTH FACING garden, has a stunning semi open plan kitchen/dining/family room and is located perfectly between Wimbledon, Wimbledon Common & Raynes Park Station. The home has been modernised meticulously with no expense spared to the very highest order and benefits from many SIGNATURE features. To the ground floor is a separate front reception room with plantation shutters, feature fireplace, downstairs W.C and a beautiful semi-open plan kitchen/dining/family area with high specification bespoke wooden cupboards, 'Quooker Tap', modern composite worktops, wall to wall engineered wood flooring, underfloor heating and large French doors leading to the landscaped garden. To the first floor there are three good sized double bedrooms and a high specification family bathroom with under floor heating. This home quite simply is a 'ONE OFF' and is offered to the market with NO ONWARD CHAIN.**





Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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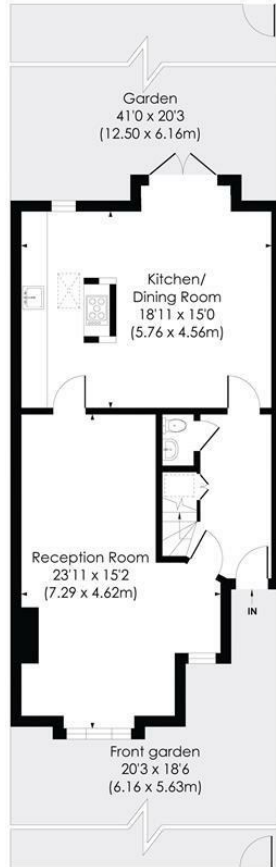




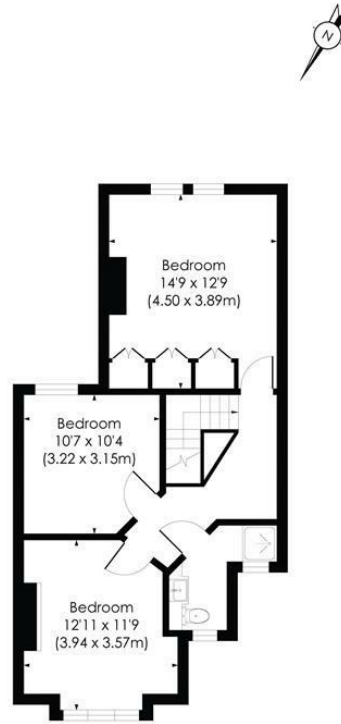
## SOUTHDOWN ROAD, SW20

Approx. Gross Internal Floor Area

1285 Sq. ft/119.39 Sq. m



GROUND FLOOR

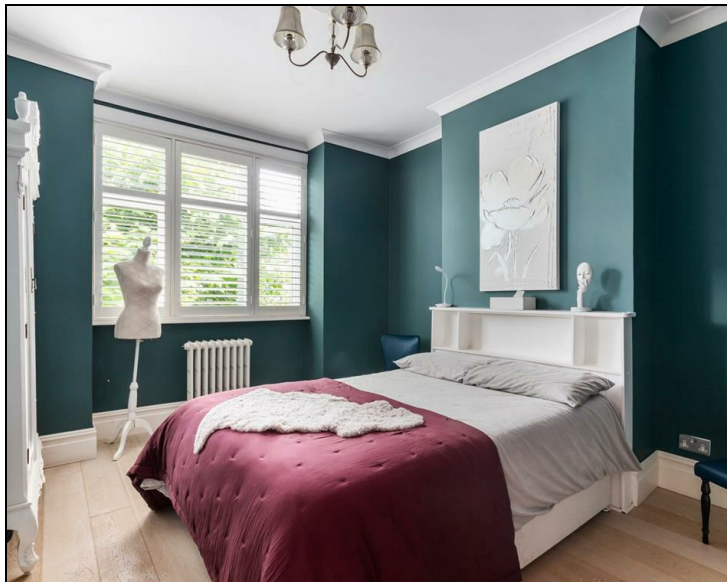


FIRST FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latestRICS 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.





- Three Double Bedrooms
- Landscaped South Facing Garden
- High Specification Kitchen & Bathroom
- Interior Designed with Stylish Exposed Brickwork
- Ground Floor W.C.
- Refurbished Immaculately Throughout
- Catchment Area For Outstanding Schools
- EPC Rating - C
- Council Tax Band - E
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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