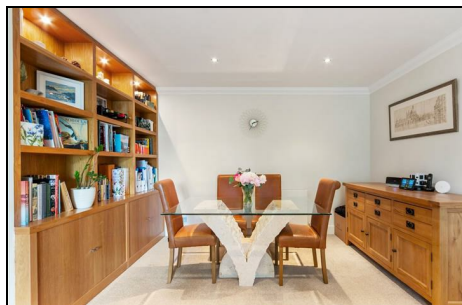


The Downs West Wimbledon, SW20 8UA

£750,000 Leasehold - Share of Freehold



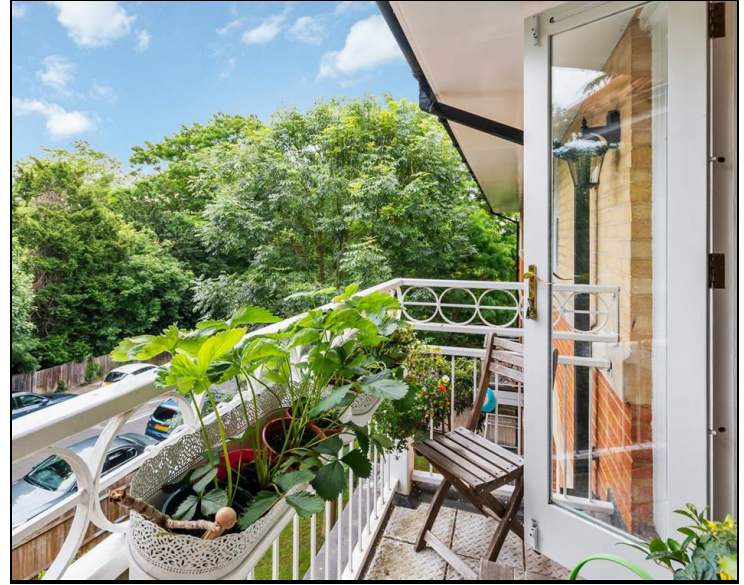
This attractive 956sqft - 88.81sqm TWO DOUBLE BEDROOM, TWO BATHROOM second floor luxury apartment with lift access, stunning communal gardens and secured under ground parking is beautifully presented through out. This unique development is Located on a desirable Road within easy access to Central Wimbledon, Wimbledon Common and Raynes Park. There is a superb 21'5 reception/dining room with balcony, lovely kitchen/breakfast room, two excellent sized double bedrooms with bespoke built in storage (principle bedroom also has en-suite and second balcony) and a well maintained family bathroom.



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

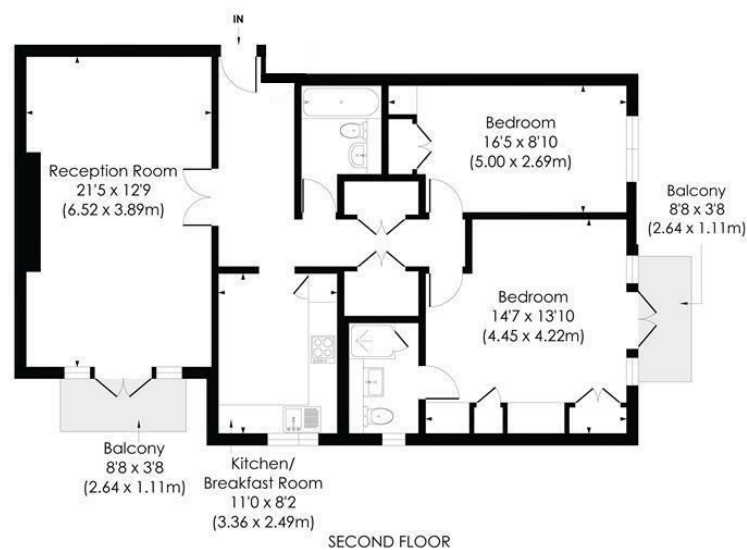
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Lettings in Merton**





THE DOWNS, SW20

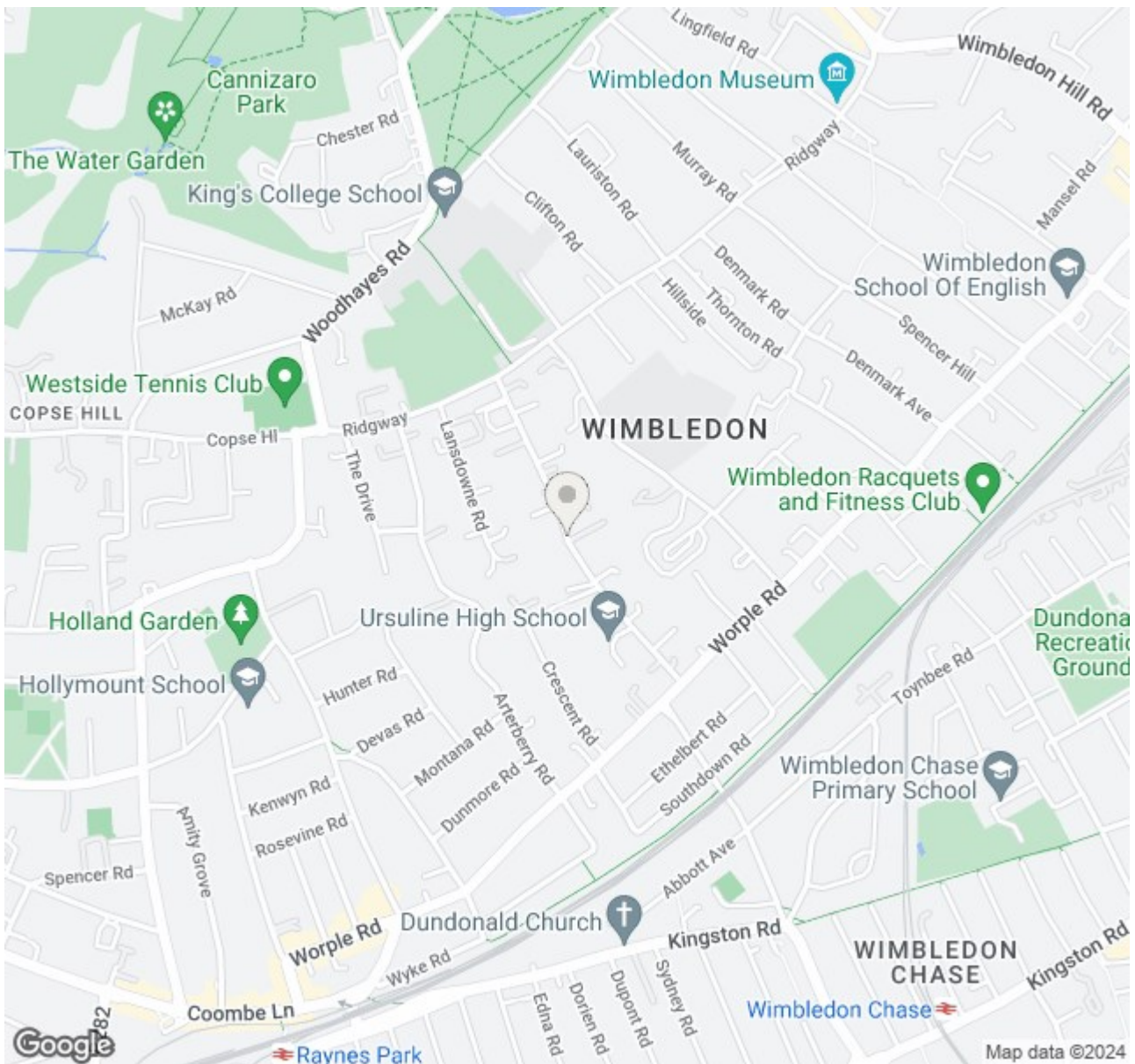
Approx. Gross Internal Floor Area
956 Sq. ft/88.81 Sq. m




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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 approximations 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 - Two Bathroom
- Luxury Gated 2nd floor Apartment - 956sqft
- Under Ground Parking - Lift Access
- Stunning Communal Gardens - Two Balconies
- Superb 21'ft Reception Room - Kitchen Breakfast Room
- Excellent Transport Options - Close to Well Regarded Schools
- Bespoke fitted Storage - Modern Family Bathroom
- Beautifully Presented Through Out
- EPC- C
- Merton Council Tax Band - F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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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