

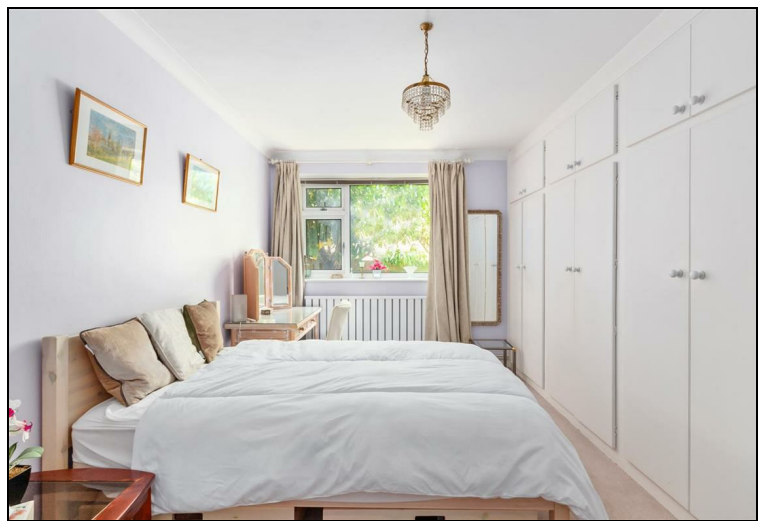
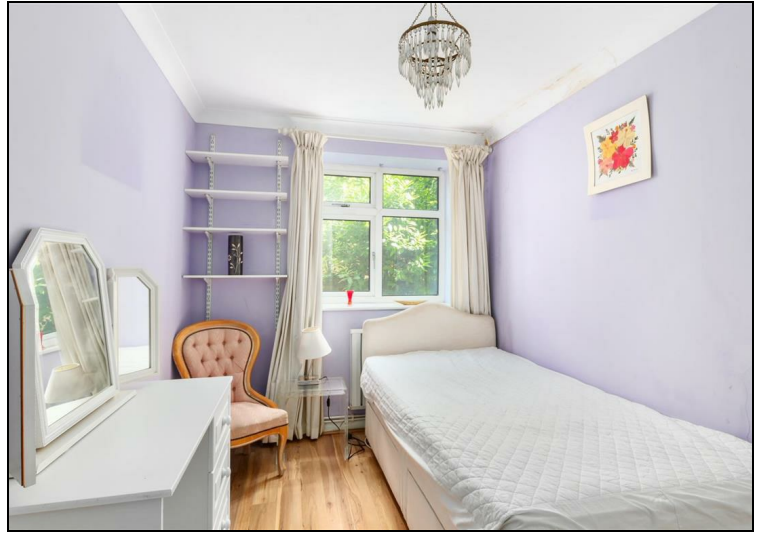
## The Downs West Wimbledon, SW20 8HY

**£550,000 Leasehold - Share of Freehold**



**This spacious 747 sqft, TWO DOUBLE BEDROOM ground floor apartment has a superb 23'ft West facing patio/terrace, a garage, share of freehold and no onward chain. Located on a popular residential road within easy access to Raynes Park, Wimbledon and Wimbledon Common.**

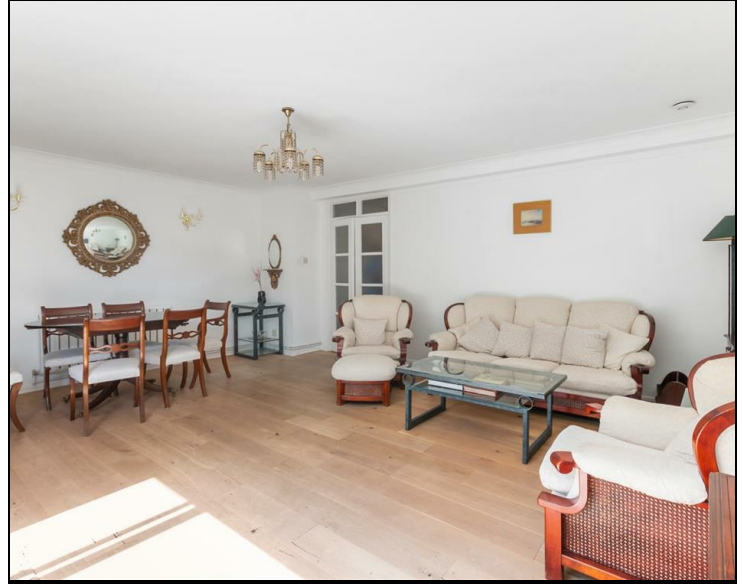




Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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Lettings in Merton**

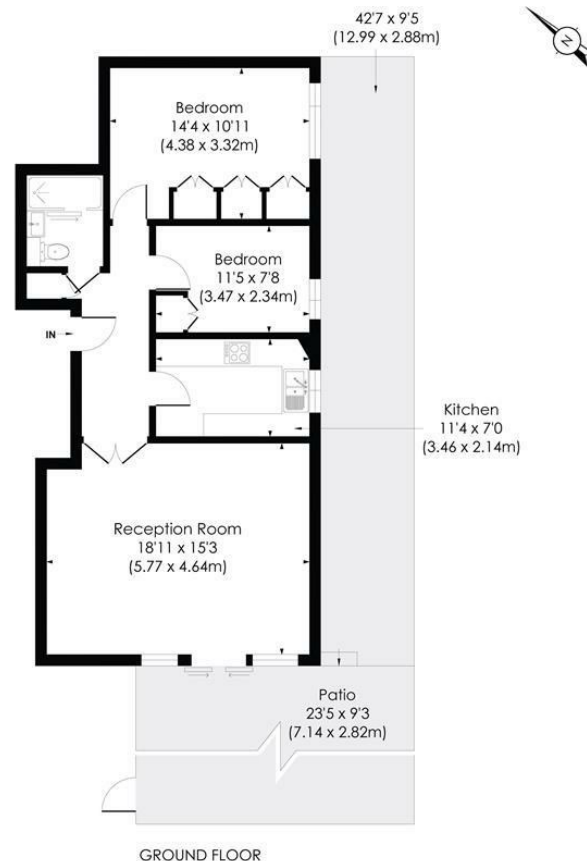




## THE DOWNS, SW20

Approx. Gross Internal Floor Area

747 Sq. ft/69.40 Sq. m

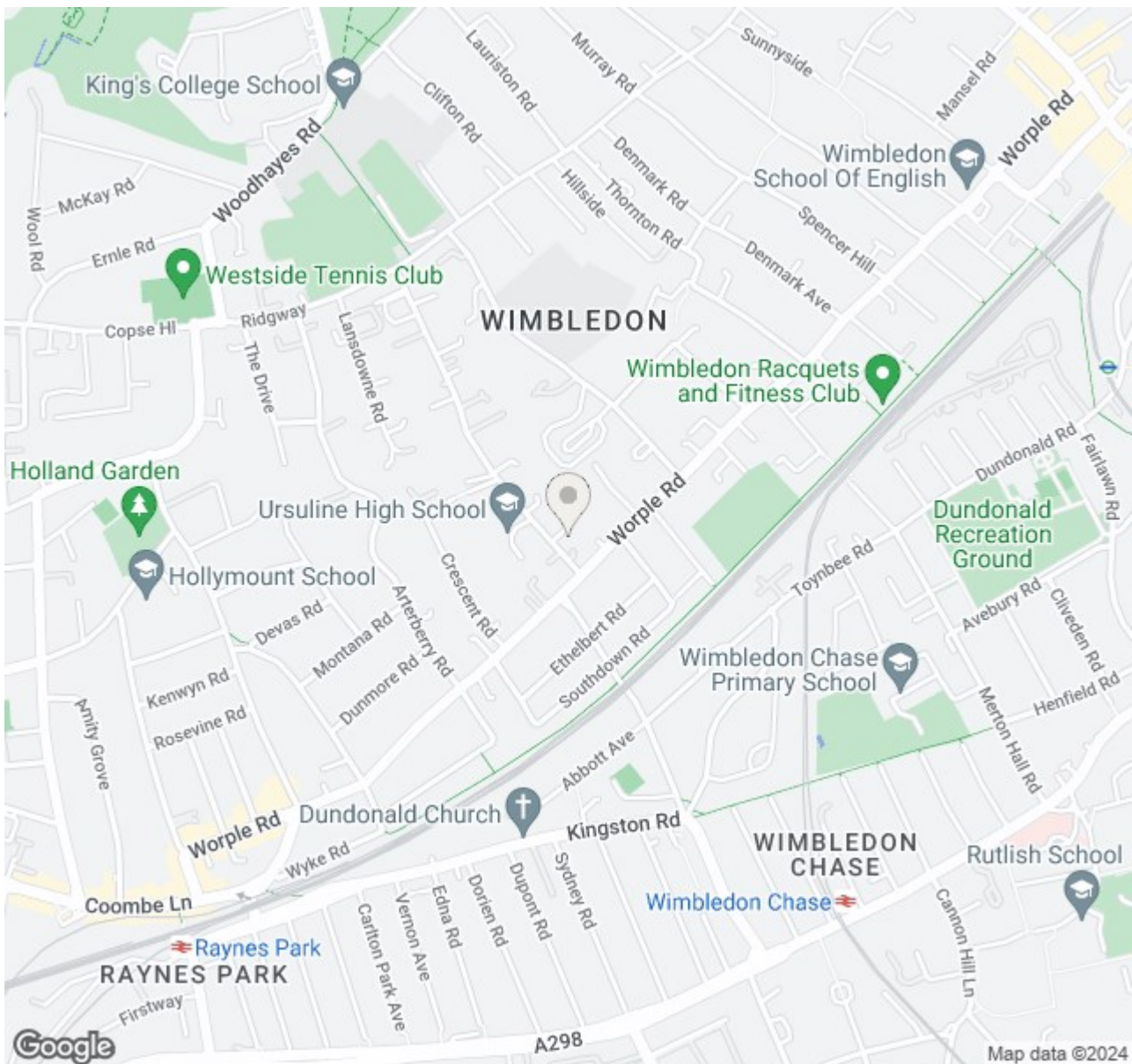


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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





- Two Double Bedroom Ground Floor Apartment
- 23'ft Private Patio/Terrace
- No Onward Chain
- Separate Garage
- Direct Access to Communal Gardens
- Spacious Reception Room
- Close to Wimbledon and Raynes Park
- Share of Freehold
- EPC - C
- Merton Council Tax Band - E

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>	74	77
(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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