

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

£490,000 Leasehold



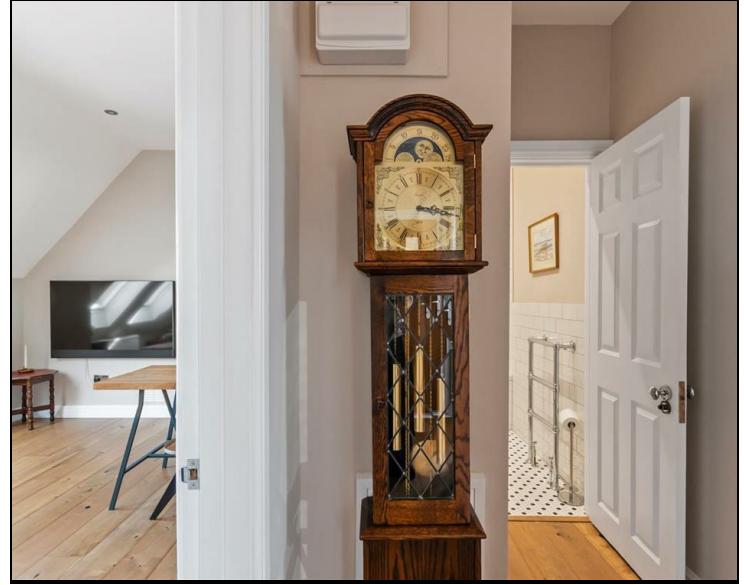
This gorgeous 703 sqft TWO DOUBLE BEDROOM top floor conversion flat has been beautifully refurbished by the current owners. Located on a highly sought after Road of West Wimbledon moments from Cottenham Park and within easy access to both Raynes Park Station, High street and Wimbledon Common. There is also a fantastic kitchen, spacious reception room, beautiful bathroom and well maintained communal gardens. Residents Permits Available and E.V Charge Point.



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

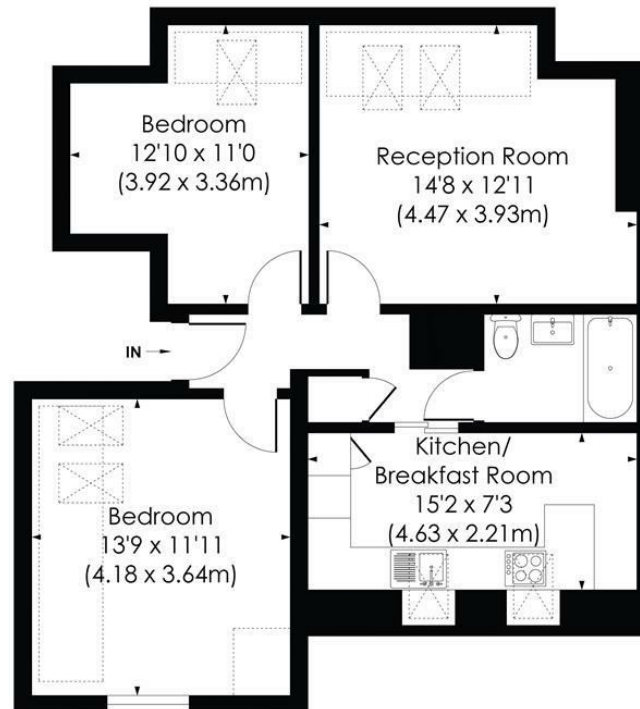
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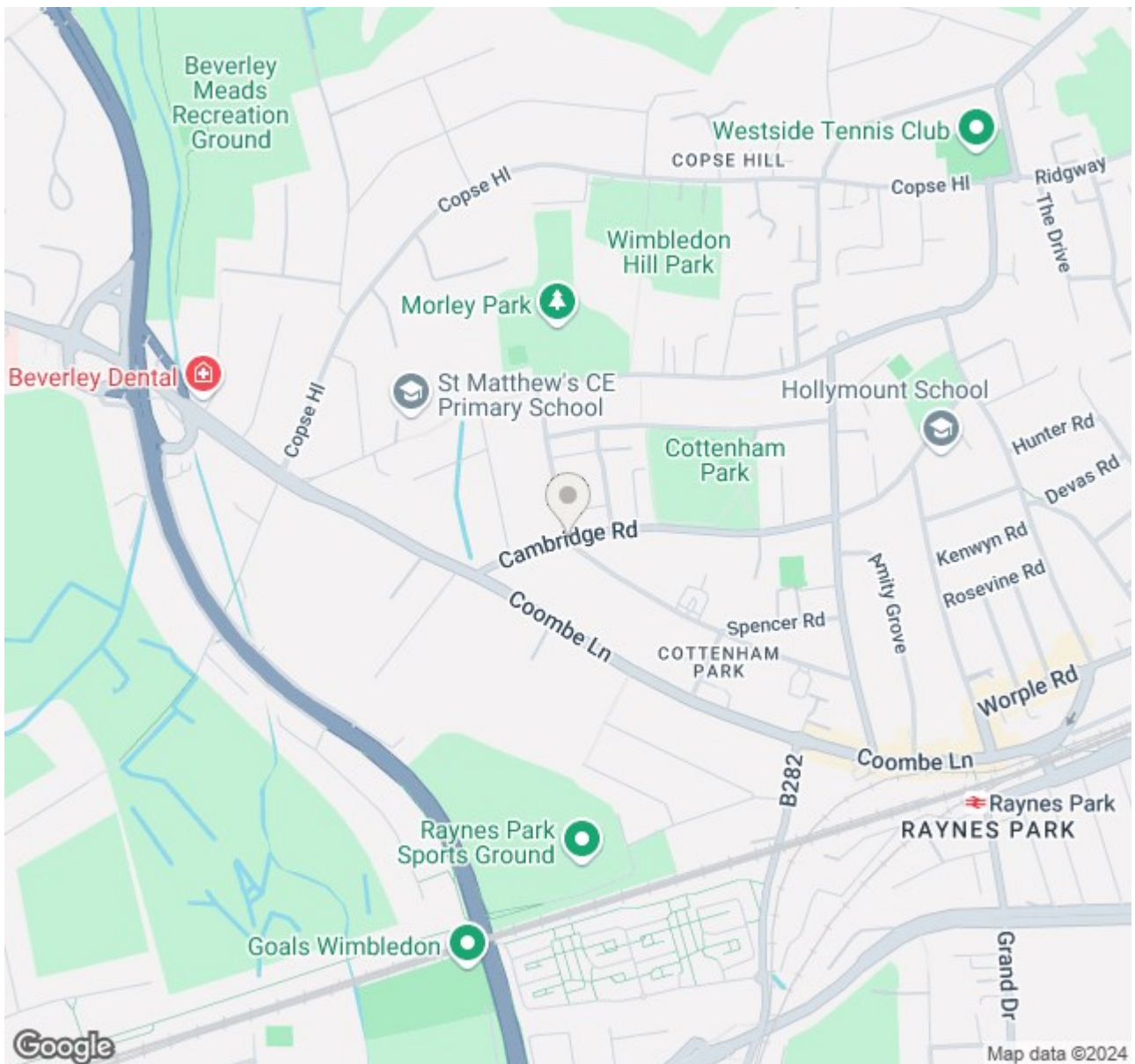


CAMBRIDGE ROAD, SW20


Approx. Gross Internal Floor Area
703 Sq. ft/65.35 Sq. m



SECOND FLOOR



- Two Double Bedroom - 703 sqft
- Top Floor Conversion Flat - 125 Year Lease
- Fully Refurbished April 2023 Inc Electrics And Boiler
- Newly fitted Kitchen And Bathroom
- Well Maintained Communal Gardens
- Communal Area And New Roof Refurbishment May 2023
- New Flooring, High grade insulation And New Front Door April 2023
- Moments for Cottenham Park And Raynes Park High Street
- EPC - C
- Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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