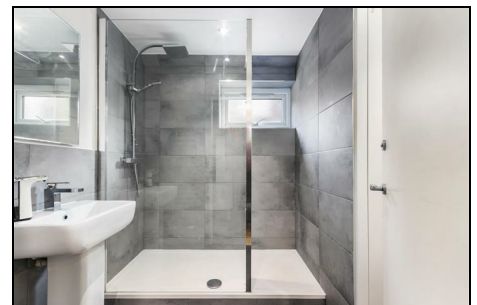
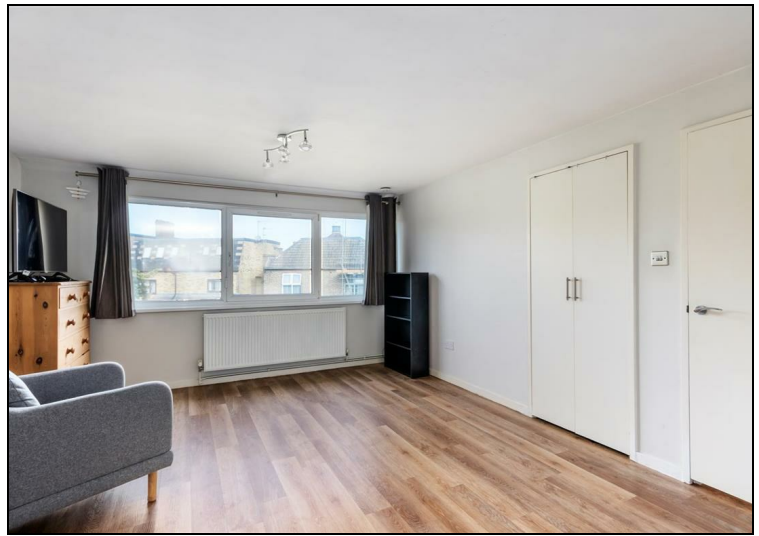
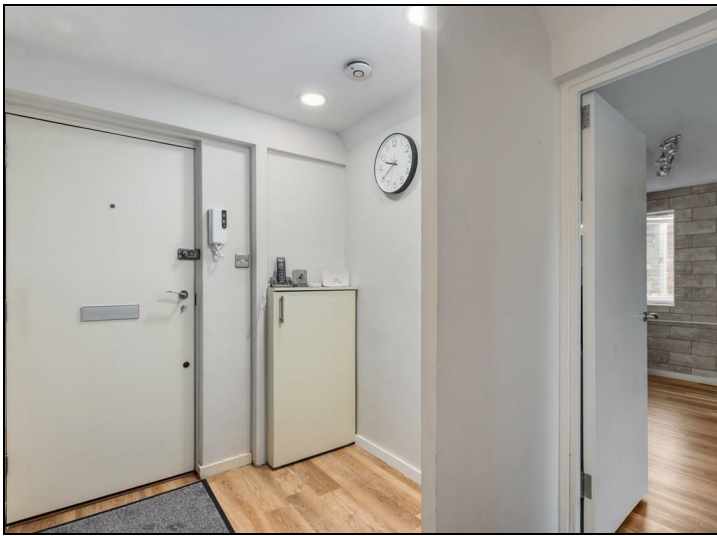


Pepys Road West Wimbledon, SW20 8NJ

£325,000 Leasehold



This lovely 498 sqft **ONE DOUBLE BEDROOM** second floor apartment with views over communal gardens is perfectly located only 0.2 Miles to Raynes Park High Street and Station. There is a spacious and modern open plan kitchen/reception room, large double bedroom with built in wardrobes and a beautiful shower room. This is an excellent first purchase or buy to let investment.



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

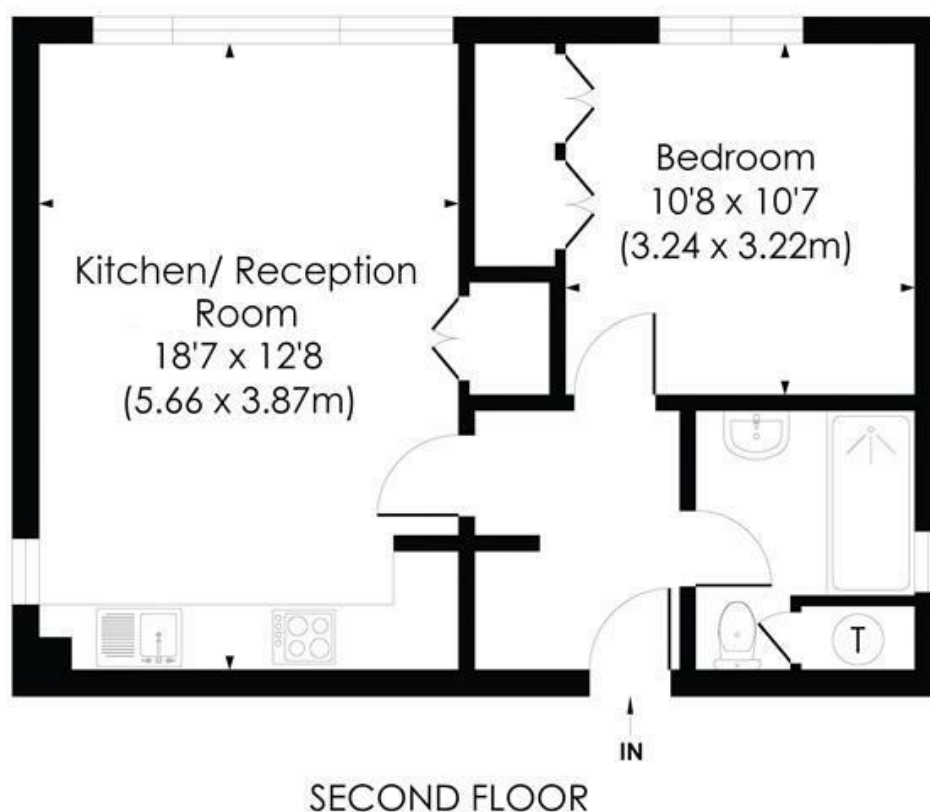
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PEPYS ROAD, SW20

Approx. Gross Internal Floor Area

498 Sq. ft/46.30 Sq. m

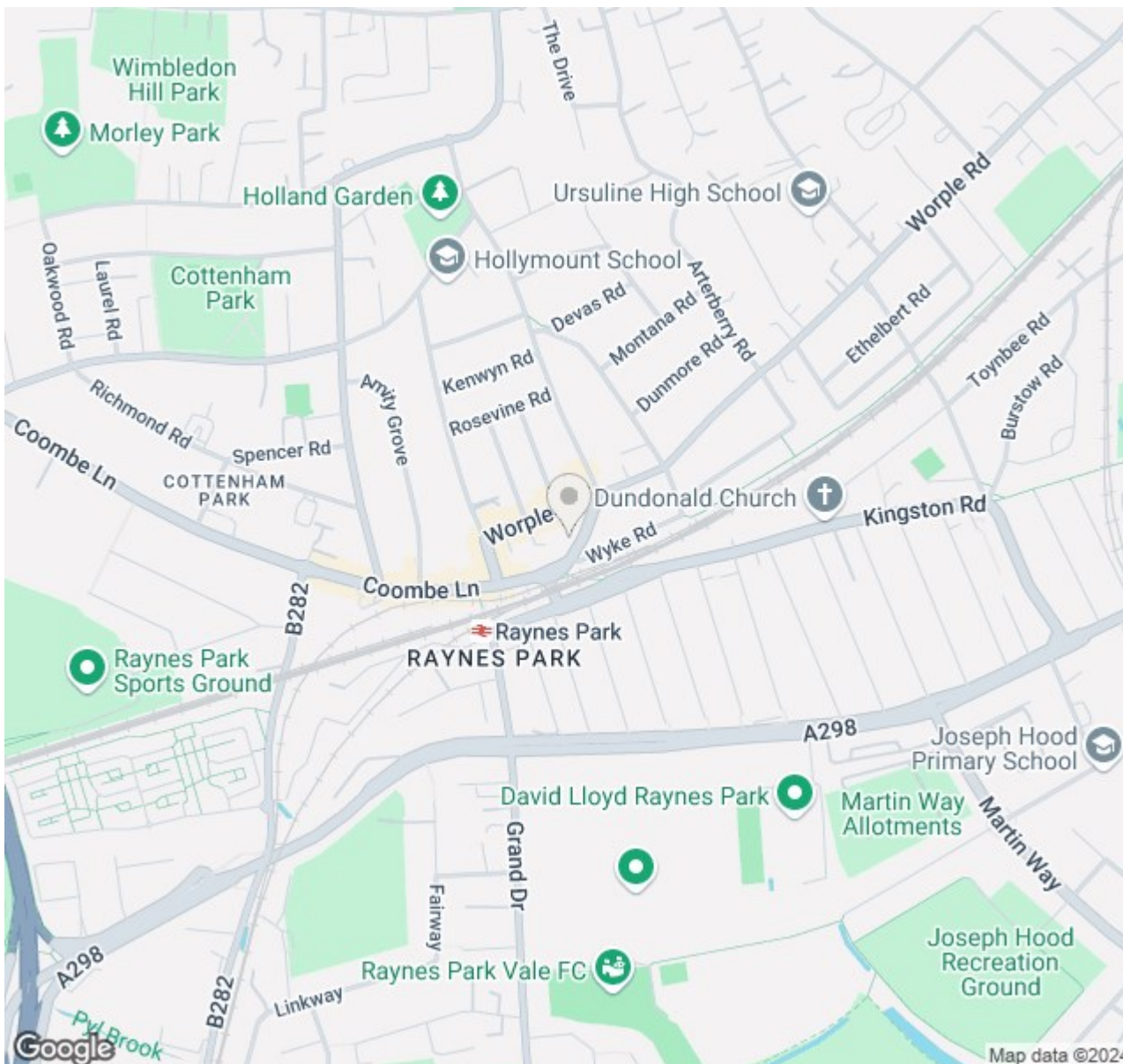


SECOND FLOOR

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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.



- One Double Bedroom - 498 sqft
- Second Floor Apartment
- 0.2 Miles to Raynes Park Station and High Street
- Superb Open Plan Kitchen/Reception Room
- Spacious Bedroom with Built in Wardrobes
- Lovely Modern Shower Room
- Well Maintained Communal Gardens
- Ideal First Time Purchase or Buy to Let Investment
- EPC Rating - D
- Council Tax Band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(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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