

## The Downs West Wimbledon, SW20 8HY

**£475,000 Leasehold - Share of Freehold**

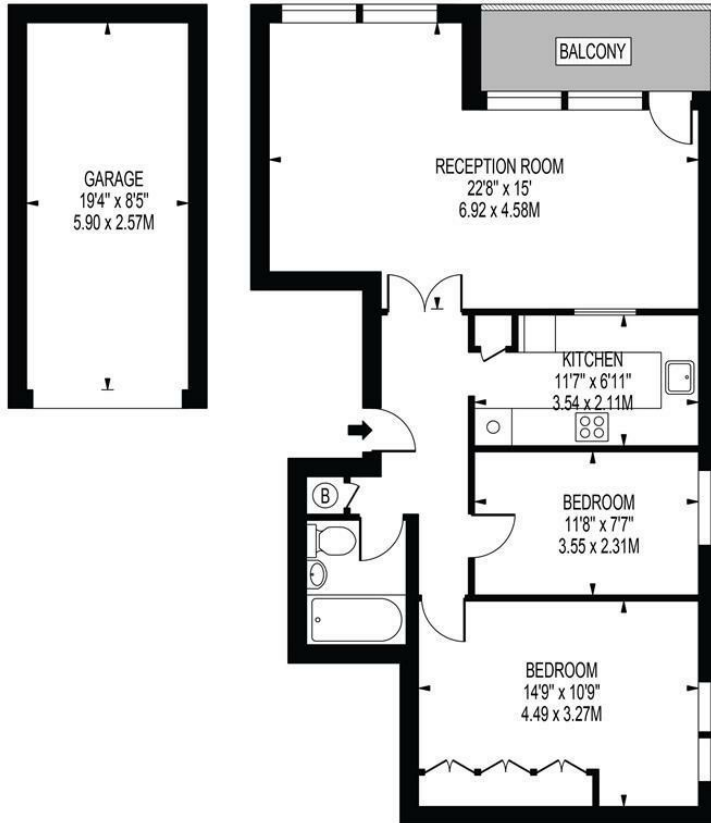


**This spacious two double bedroom, 2nd floor apartment with balcony and garage is ideally located for access to Raynes Park, Wimbledon Broadway and Wimbledon Common. An ideal first/second time purchase or buy to let investment, with superb reception room, modern kitchen, two double bedrooms and family bathroom. Offered to the market with no onward chain.**

## SAVONA COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 730 SQ FT - 67.82 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 163 SQ FT - 15.16 SQ M



### SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Two Double Bedroom
- 2nd Floor Apartment
- West Facing Balcony
- Garage
- No Onward Chain
- Close To Wimbledon & Raynes Park
- No Ground Rent
- Remaining Lease - 986 Years
- EPC Rating - E
- Council Tax Band - E



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	42
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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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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