



## WINTERFOLD CLOSE, SW19 6LE

### Offers Over £375,000

We are delighted to offer a bright and airy two double bedroom flat which is in a well-maintained purpose-built block in the heart of SW19. Winterfold Close is situated in the very sought-after area of Southfields, within walking distance to the green spaces of both Wimbledon Park and Wimbledon Common. Ideally positioned for easy access to Southfields Village and Southfields Underground Station (District Line). The property is approximately 657 SQFT and includes a smart fitted kitchen that has access to a private balcony, a modern bathroom with bath and shower over, two double bedrooms, and a large reception room, that also leads to the balcony and overlooks the large and well-maintained communal gardens. Sold with no onward chain. Leasehold. EPC rating C. Council Tax Band C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=UpJBqgex3Vv>.

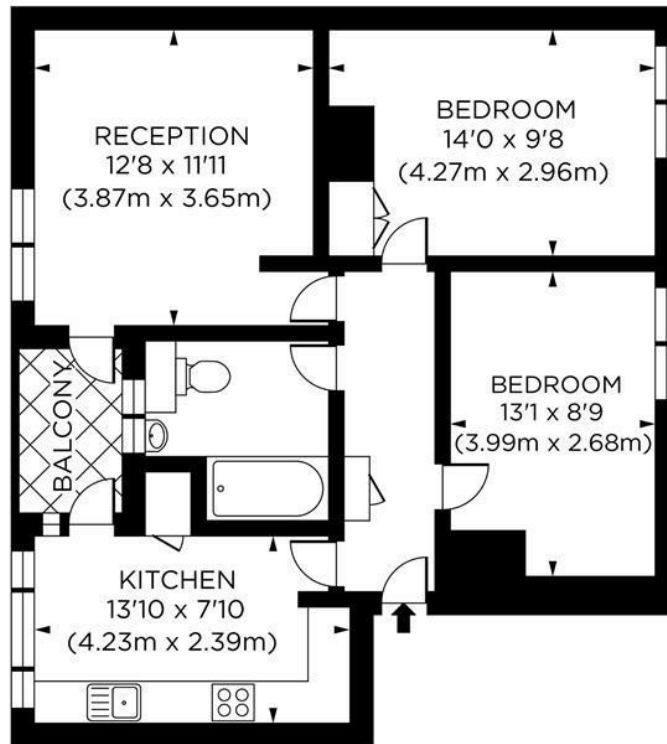


[www.maalems.co.uk](http://www.maalems.co.uk)

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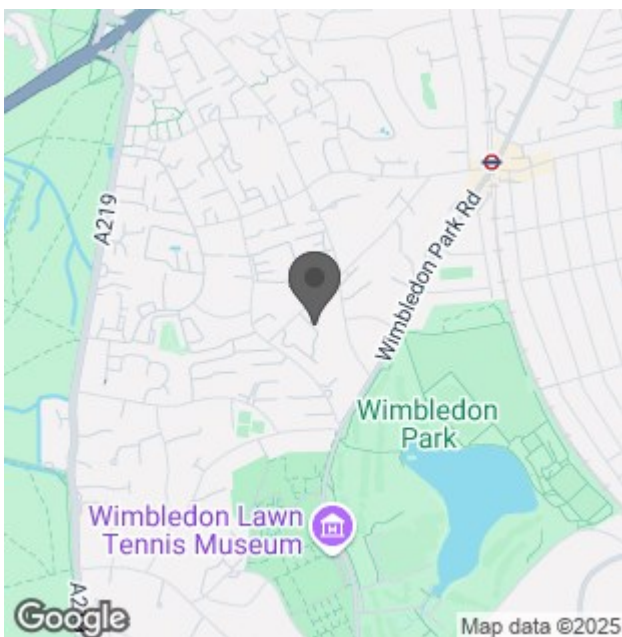


### THIRD FLOOR

Winterfold Close, SW19

Gross Internal Area 657 sq ft/61 sq metres

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

For an instant or face to face valuation, please scan the QR code:



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