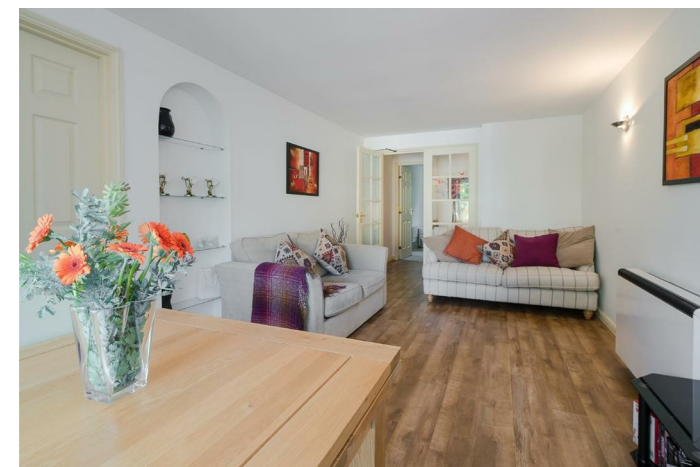




**LAURENT**  
RESIDENTIAL



## 29 SELHURST CLOSE

PARKSIDE, SW19 6AY

**£499,950**  
**SHARE OF FREEHOLD**

A bright and well presented second floor flat in this popular development on Wimbledon Parkside located directly opposite Wimbledon Common. The property consists of Master bedroom with en-suite, second double bedroom, family bathroom, reception room with Juliette balcony, wood floors and fully fitted kitchen. Excellent transport links to both Wimbledon and Putney.

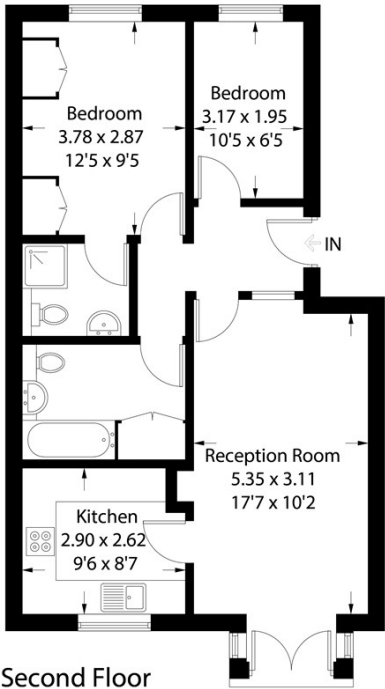
Check your broadband and mobile coverage here <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

Service charge £1907 per annum.

Selhurst Close, London, SW19

Approximate Gross Internal Area = 60.6 sq m / 652 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice.  
Measurements are approximate & only for illustrative purposes.  
© Property Visual Ltd - info@propertyvisual.com - www.propertyvisual.com - 01580 241 428



| 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                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

LAURENT  
RESIDENTIAL

Barnes Lettings  
Essex Lodge  
1A Barnes High Street  
Barnes  
London  
SW13 9LB

0208 876 4466  
property@laurentresidential.co.uk  
www.laurentresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements