

Emma's

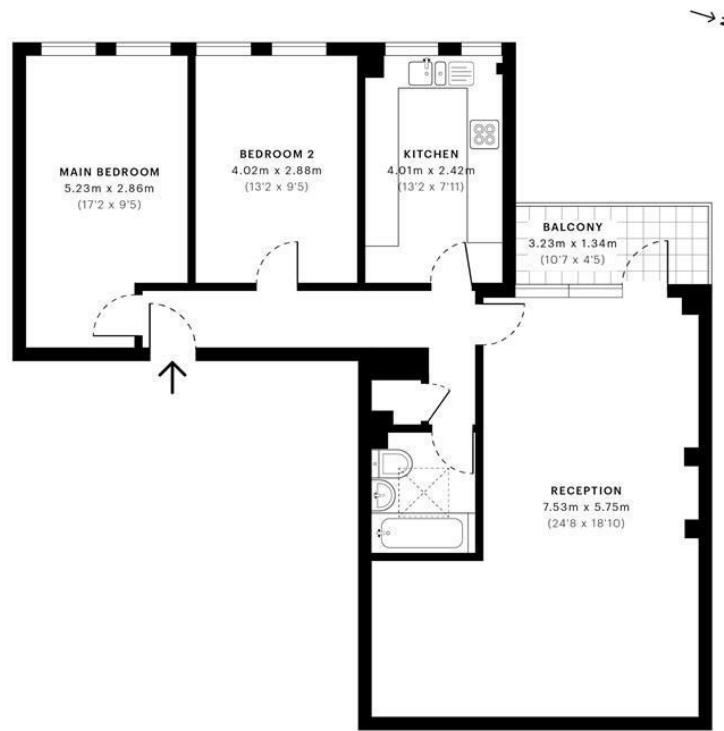


Flat 7, Ashville House, 131 - 139 The Broadway, Wimbledon, London, SW19 1QJ

Light and spacious two double bedroom, one bathroom, top floor flat located on The Broadway, with lift access, a private terrace and decorated in neutral décor. A short walk from Wimbledon station the flat boasts excellent transport links and local amenities.

- Top floor flat (with lift)
- Private balcony
- Spacious property
- Neutral decor, fixtures and fittings
- Desirable neighbourhood with local amenities
- Wood-laminate floors throughout
- Residential parking permits available
- Leashold

£460,000



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
83.81 sqm / 902.12 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, reduced head heights
79.51 sqm / 855.84 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.30 sqm / 46.28 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft

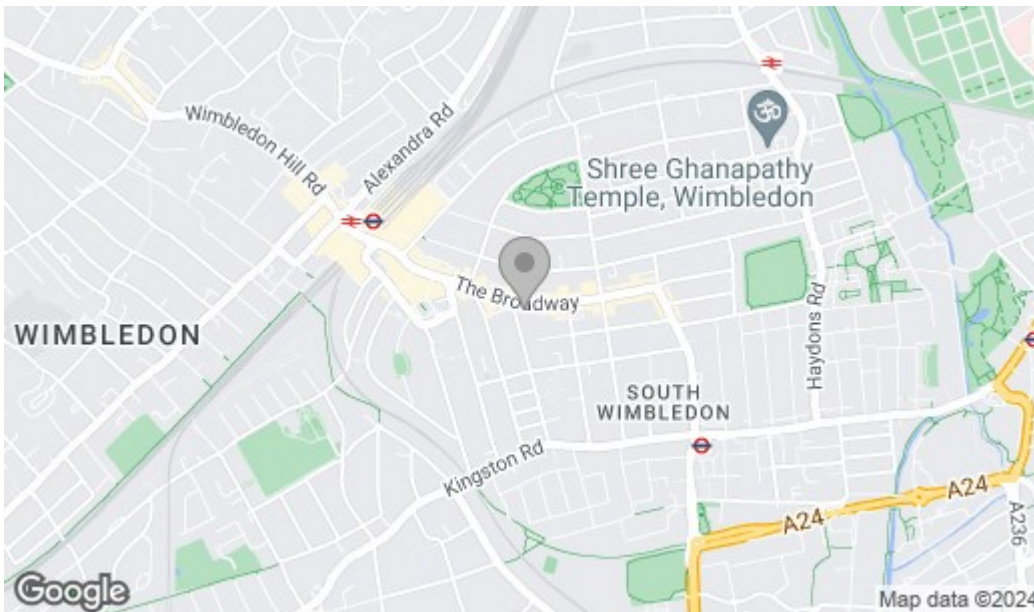
spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 85.66 sqm / 926.48 sqft
IPMS 3C RESIDENTIAL: 85.22 sqm / 917.30 sqft

spec id: 61237e3a31a4690dc2a72154



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	73	74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

68 Streatham Hill, London, SW2 4RD
 Tel: 0208 677 6608 ~ Email: mail@emmasestateagents.co.uk
 VAT No: 248 9798 28 ~ Company Registered in England and Wales No. 10219095