



## VICTORIA DRIVE, SW19 6BB

### Asking Price £405,000

We are delighted to present this fantastic two-bedroom apartment, new to the market and offering excellent potential for modernisation, located in the highly desirable area of Southfields. Positioned on Victoria Drive, the property enjoys convenient access to Southfields Village and Southfields Underground Station (District Line), as well as the open spaces of Wimbledon Common. This rare opportunity allows a buyer to add their own personal touch to a generously sized two-bedroom home within Marsham Court. Marsham Court is a well-maintained, privately owned development that has recently benefited from a replacement frontage, new main entrance door and upgraded intercom system. The first-floor apartment comprises an open-plan kitchen/living area, two double bedrooms and a bathroom. Additional features include original parquet flooring in the living area, double-glazed windows, gas central heating and a secure intercom system. The property further benefits from a private garage. Offered chain-free and brimming with potential, this apartment would make an ideal first-time purchase or investment opportunity. While some modernisation is required, the property is fully habitable, allowing a buyer to update and personalise the space at their own pace.



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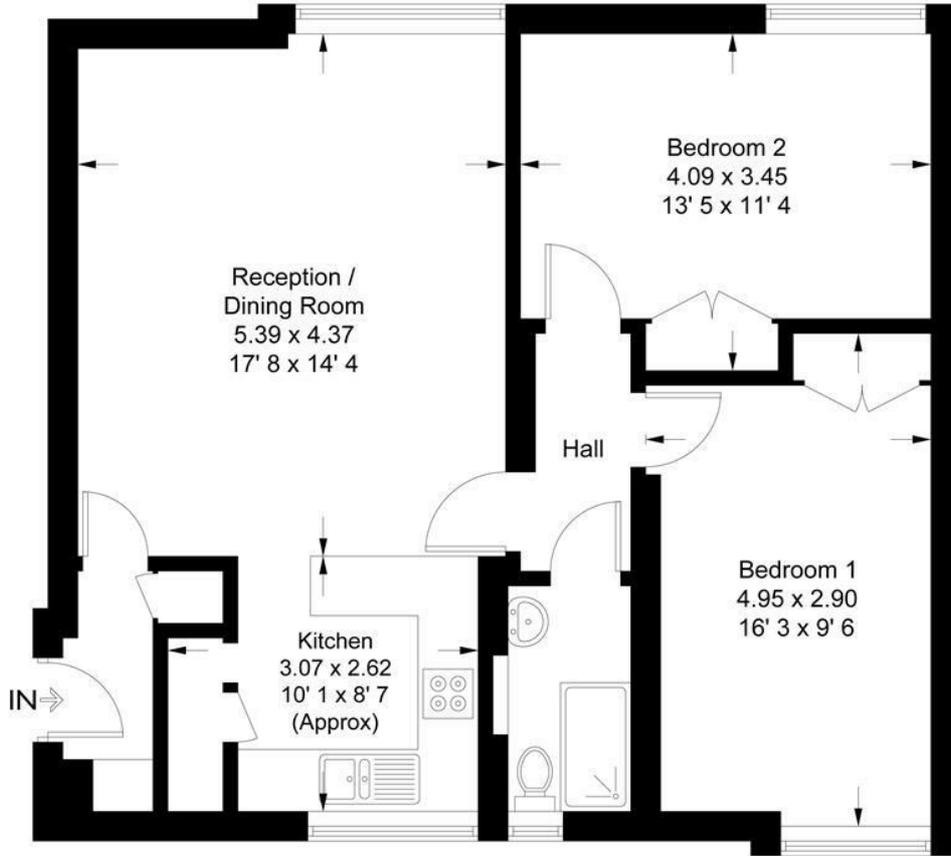
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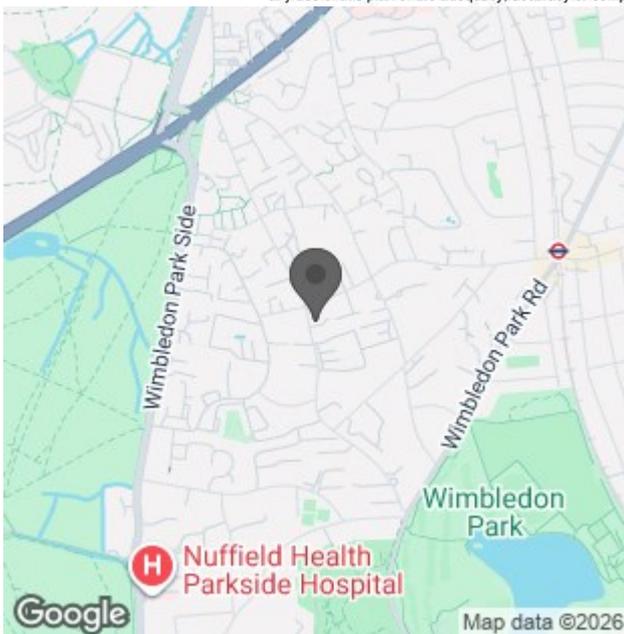


# Marsham Court

Approximate Gross Internal Area = 743 sq ft / 69 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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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