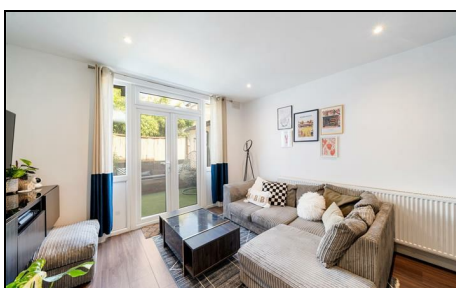


**Southdown Road
West Wimbledon, SW20 8PT**

£525,000 Freehold

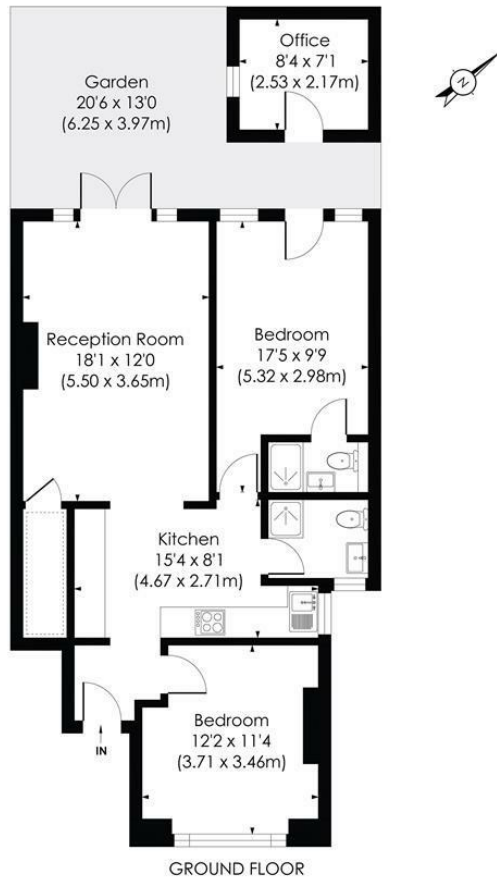


This beautifully refurbished 807 sq ft two double bedroom, two bathroom ground floor conversion flat offers exceptional accommodation, complete with a private rear garden, a versatile home office and the rare advantage of owning the full freehold title. Ideally located within easy reach of both Wimbledon and Raynes Park stations, together with an excellent range of local shops and amenities, this outstanding home perfectly blends character, style and convenience.

SOUTHDOWN ROAD, SW20

Approx. Gross Internal Floor Area

807 Sq. ft/74.97 Sq. m incl. outbuilding



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Beautifully refurbished 807 sq ft ground floor conversion flat
- Two spacious double bedrooms and two contemporary bathrooms
- Bright and well-proportioned accommodation finished to a high standard
- Private rear garden, ideal for outdoor entertaining and relaxation
- Versatile home office, perfect for remote working or additional storage
- Rare benefit of owning the entire freehold title
- Conveniently located within easy reach of Wimbledon and Raynes Park stations
- Close to an excellent selection of local shops, cafés, restaurants and everyday amenities
- EPC - D
- Council Tax Band - C



Energy Efficiency Rating	
	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

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years
of successful Sales and
Lettings in Merton

