

**SW19**

*it's all in the postcode...*



**SW19**

**Augustus Road**

**£435,000**

- Two bedrooms
- Balcony
- Purpose built apartment
- Spacious lounge/diner
- Near to Southfields tube station
- Council tax Band D
- EPC Rating C



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

[www.SW19.com](http://www.SW19.com)

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

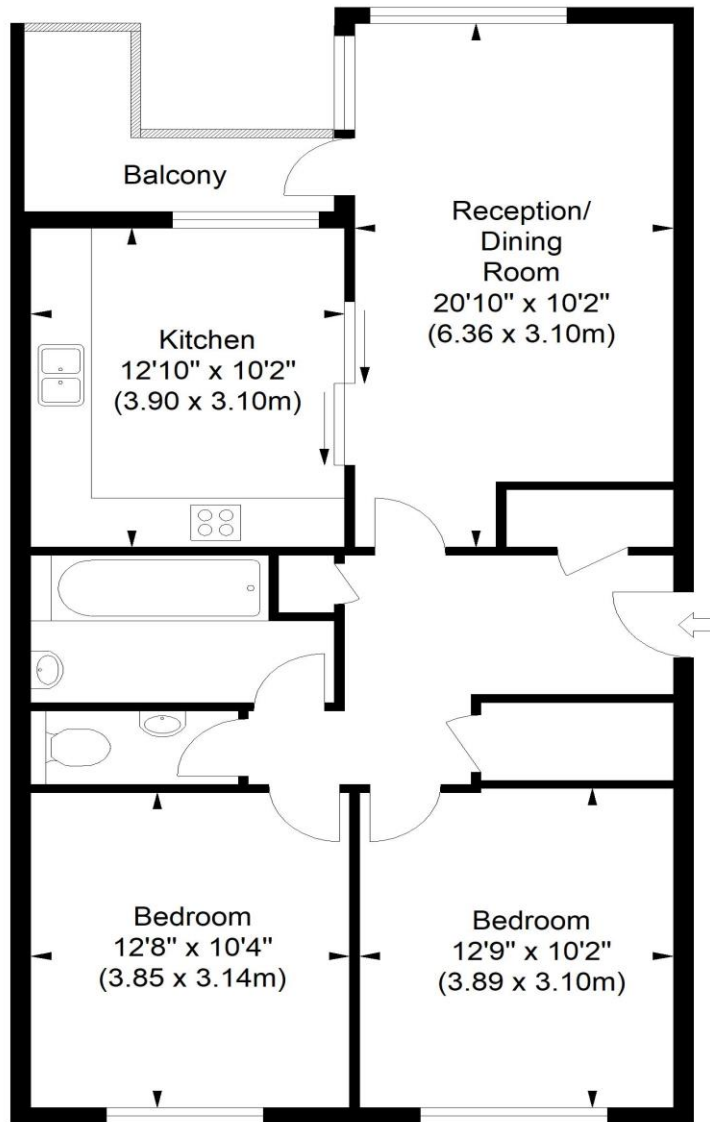
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Beautifully Presented Two bedroom Apartment in the Heart of Southfields This spacious purpose built apartment offers two generous double bedrooms and is ideally situated in the highly sought after Southfields area. Just a short walk from the District Line tube station, as well as an excellent selection of shops, cafés, and restaurants on Southfields High Street, this property combines comfort with convenience. Perfect for first-time buyers or investors alike, this lovely flat presents a fantastic opportunity to secure a home in the desirable SW19 postcode.



## Augustus Road

Approximate Gross Internal Area  
820 sq ft / 76.17 sq m



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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