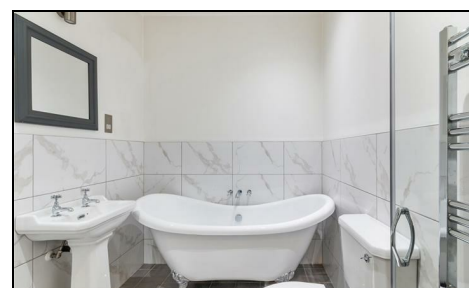


**Worple Road  
West Wimbledon, SW20 8RG**

**Offers In Excess Of £650,000 Leasehold - Share of Freehold**



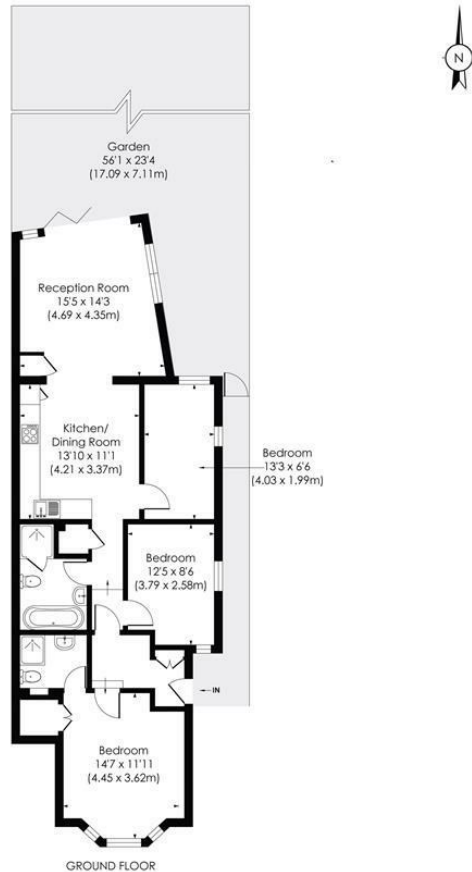
**This gorgeous 947 sqft THREE BEDROOM, TWO BATHROOM Victorian, ground floor Maisonette has a stunning South facing Garden and spacious open plan kitchen/dining/reception room with bifolding doors. Perfectly located for access to Raynes Park Station, Wimbledon and Wimbledon Common. No onward chain and Share of Freehold.**



# WORPLE ROAD, SW20

Approx. Gross Internal Floor Area

947 Sq. ft/87.97 Sq. m



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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.

- Three Bedroom - Two Bathroom
- 947 sqft Victorian Maisonette
- Gorgeous Open Plan Kitchen/Dining/Reception Room
- 56'ft South Facing Garden With Side Access
- 0.2 Miles To Raynes Park Station And High Street
- Easy Access To Wimbledon And The Common
- Share Of Freehold - No Onward Chain
- Beautifully Presented Throughout
- EPC Rating - C
- Council Tax Band - D



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

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

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