

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

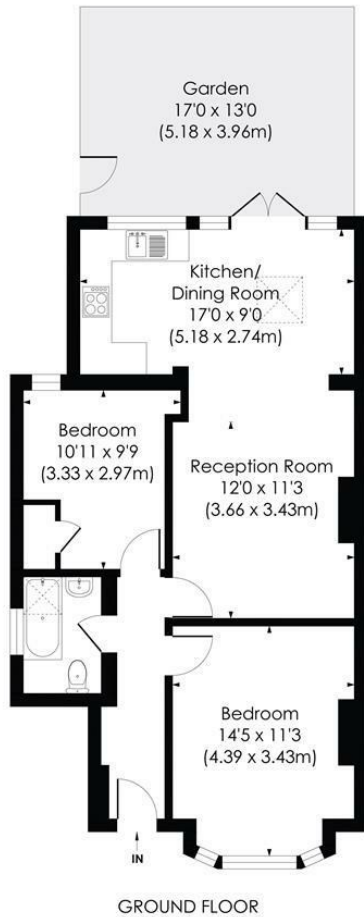
£579,950 Leasehold - Share of Freehold



This beautifully presented two-bedroom home offers stylish modern living in a highly desirable South West London location. The property features a bright open-plan kitchen and living area finished to a high contemporary standard, ideal for both everyday living and entertaining. To the rear, a private south-facing garden provides a sun-filled outdoor space perfect for relaxing or dining in warmer months. Situated on a quiet residential road, the home benefits from excellent transport links and is within easy reach of well-regarded schools. The amenities of Wimbledon and Raynes Park are both nearby, offering a great selection of shops, restaurants, and leisure facilities. Further benefits include a share of freehold and stylish modern finishes throughout.

SOUTHDOWN ROAD, SW20

Approx. Gross Internal Floor Area
699 Sq. ft/64.90 Sq. m



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.

- Two Bedrooms
- Private South Facing Garden
- Share Of Freehold
- Large Open Plan Kitchen
- Modern Fitted Kitchen
- Close To Wimbledon & Raynes Park
- Catchment Area For Excellent Schools
- Close To Excellent Transport Links
- 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		
(55-68)	D	70	70
(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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