

**FOR SALE**



Replingham Road, Southfields, SW18

GUIDE PRICE £475,000 Leasehold

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# Property Description

A beautifully presented two double bedroom ground floor flat, ideally situated on the sought-after Replingham Road in the very heart of Southfields.

The flat is thoughtfully arranged and well proportioned throughout, benefiting from an abundance of natural light that creates a bright, welcoming, and adaptable living environment. It comprises two generous double bedrooms, both served by a stylish and well-appointed bathroom. Ideally positioned near Southfields Underground Station and the wide open green spaces of Wimbledon Park, the property enjoys an excellent location offering easy access to the amenities of Southfields village, alongside the broader range of shops, transport links, and facilities available in nearby Wandsworth.

The living area is a particular highlight, featuring French doors that open directly onto a private west facing enclosed patio, enhancing the sense of space and allowing natural light to flood the room. The property is completely detached at the rear, offering exceptional privacy and tranquillity. This delightful area provides an ideal setting for both relaxing and entertaining, complemented by a separate, fully fitted kitchen offering excellent storage and preparation space.

A private rear garden further enhances the appeal of the property, providing additional outdoor entertaining space, perfect for al fresco dining, social gatherings, or simply enjoying a peaceful retreat.

## Disclaimer

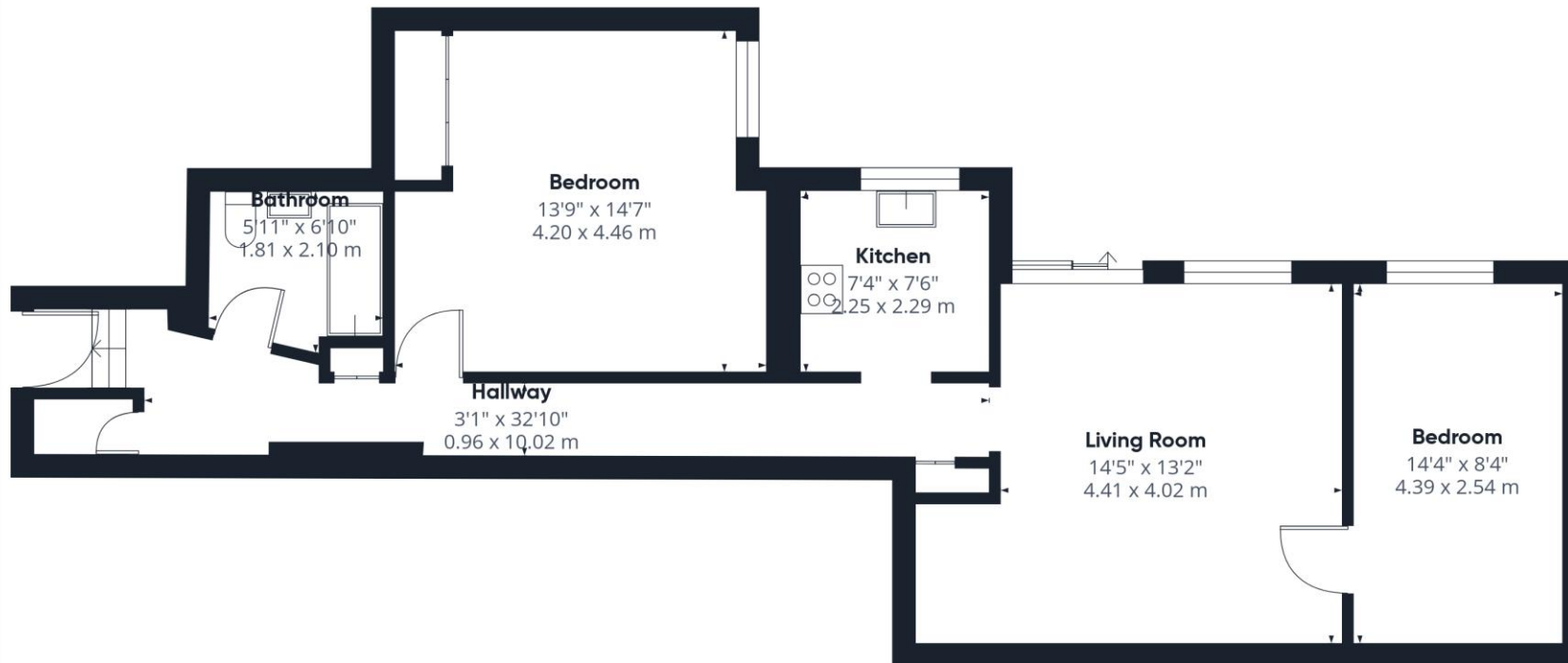
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	73	75
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Approximate total area<sup>(1)</sup>

759 ft<sup>2</sup>  
70.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 163 years remaining

**Ground Rent** – Peppercorn

**Building Insurance** - £500

**Council Tax Band** – C

**Local Authority** – Wandsworth Council



**Property Type**  
Flat (Ground Floor)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



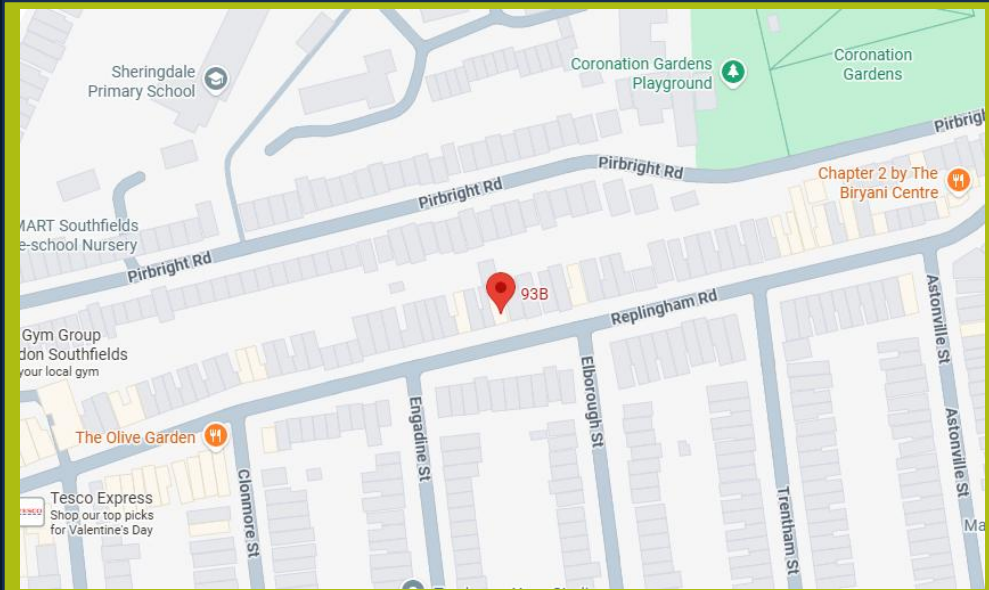
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889

