



22 THE DOWNS

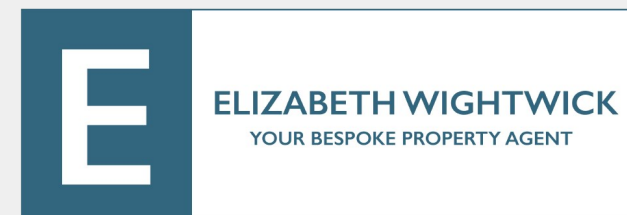
LONDON, SW20 8HT

£499,000
LEASEHOLD

Nestled in the heart of Wimbledon Village, this charming ground floor property offers a delightful living experience in one of London's most sought-after locations. Spanning an impressive 807 square feet, the residence features two well-proportioned bedrooms, making it ideal for couples, small families, or those seeking a comfortable space to call home.

The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. The well-designed layout ensures that every corner of the home is utilised effectively, providing a warm and inviting atmosphere. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is the inclusion of a garage and parking, a rare find in such a prime location. This added convenience allows for easy access to your vehicle and provides peace of mind in terms of security.

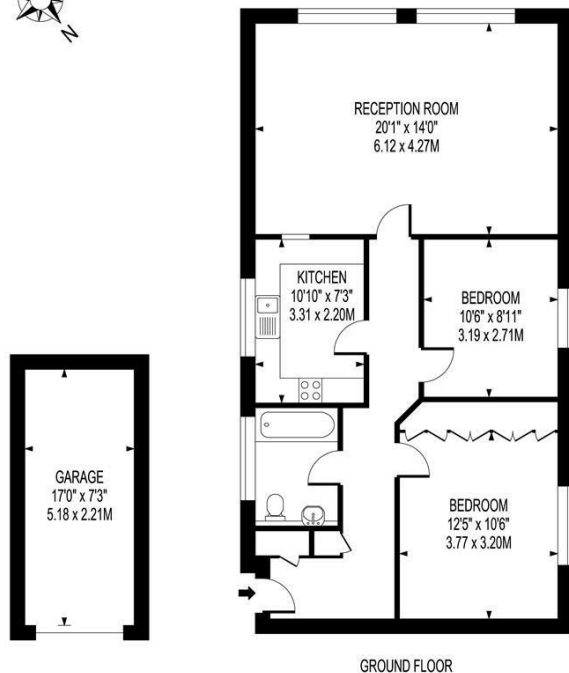


RAVENSCAR LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 790 SQ FT - 73.40 SQ M

(EXCLUDING GARAGE)

GARAGE AREA : 123 SQ FT - 11.40 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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