







An immaculate split-level apartment offering nearly 1,500 sq. ft. of accommodation with high ceilings and floor to ceiling windows. Benefitting from a large private garden complete with home office/annex. Sold with a Share of the Freehold.

Based over two floors, the property benefits from high ceilings and floor to ceiling windows which create bright and spacious accommodation throughout. Entering on the first floor, a sizeable hallway leads into the large Kitchen/Dining Room with floor to ceiling windows affording lots of natural light throughout the day. To the rear is a huge living room with double doors opening onto a Juliette balcony overlooking the garden. Two large double bedrooms are serviced by two modern bathrooms, both of which are en-suite. There is also an additional separate W/C. The rear garden is very private and extends to 46 ft. It includes a fantastic annex complete with heating and electrics which could be used as a home office.

- SHARE OF FREEHOLD
- SPLIT-LEVEL
- 1,489 SQ. FT.
- FT. PRIVATE GARDEN
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- KITCHEN/DINING ROOM
- SEPARATE LIVING ROOM
- HOME OFFICE



# Wimbledon Park Road, Southfields, SW18 5SJ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	81
(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, Scotland & Wales		EU Directive 2002/91/EC	

## Share of Freehold

Internal area  
 Approximate gross internal area:  
**Total 1,489 sq ft/ 138.3 sq m**



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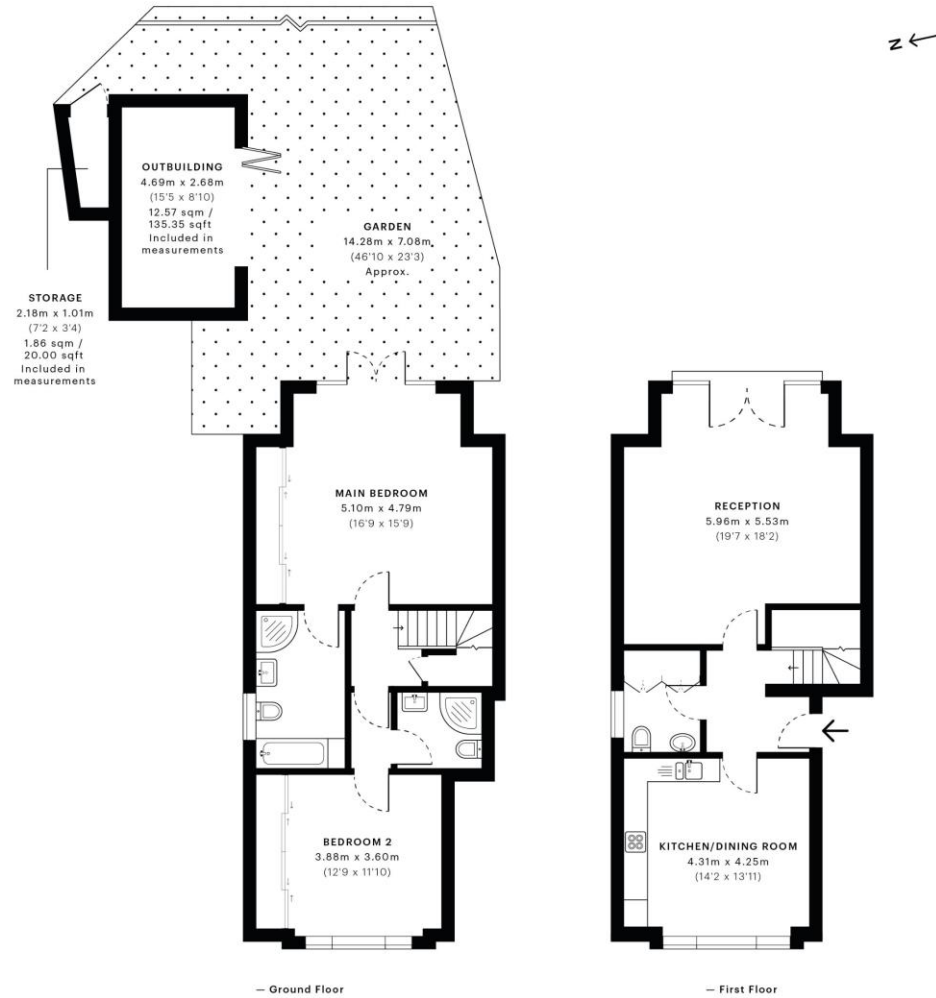
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Wimbledon Park Road, SW18

CAPTURE DATE 01/12/2020 LASER SCAN POINTS 155,513,377

GROSS INTERNAL AREA

138.30 sqm / 1488.65 sqft



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