



Flat, Arthur Road, Wimbledon Park  
**£465,000**

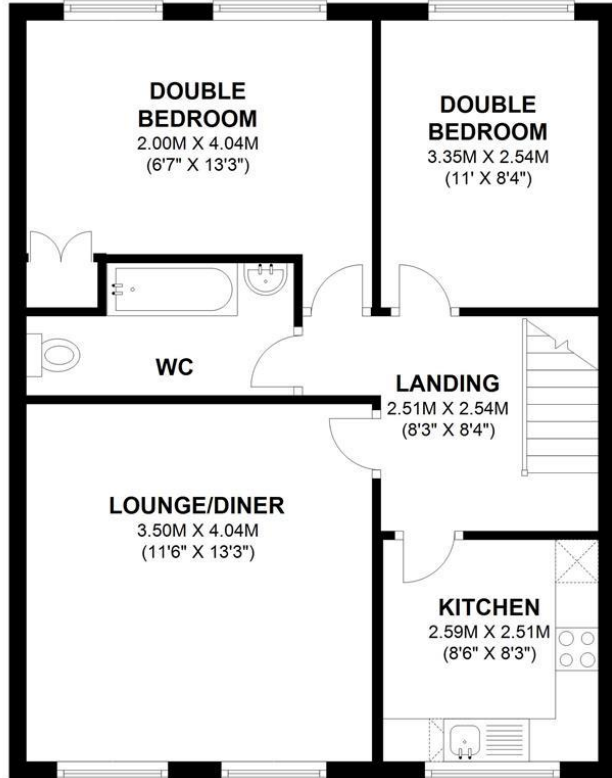
**Summary**

Brinkley's Estate Agents are delighted to offer this well-presented, top floor, converted flat, located a stones' throw from Wimbledon Park's local shopping/travelling facilities that include Wimbledon Park Underground Station (District Line). This apartment briefly comprises an entrance hall, reception room with stunning views, a southerly-aspect, fitted kitchen, two double bedrooms and a bathroom/WC. Further benefits include, new lease, gas C/H, the roof, which was replaced in 2014, communal hallways, recently modernised and no onward chain. Please call Brinkley's in Wimbledon Park on (020) 8879 3718 or Wimbledon Hill on (020) 8944 2918 for more details or to arrange a viewing. Sole Agents.



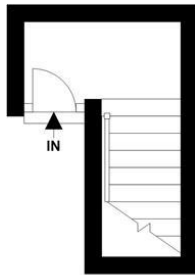
## FLOOR PLAN

APPROX. 57.3 SQ. METRES (617.3 SQ. FEET)



## FLOOR PLAN

APPROX. 5.9 SQ. METRES ( 63.1 SQ. FEET)



TOTAL AREA: APPROX. 63.2 SQ. METRES (680.4 SQ. FEET)

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	64
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	