



Woodside, Wimbledon

£299,950

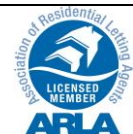
Summary

***** FIRST FLOOR STUDIO FLAT IN CENTRAL WIMBLEDON LOCATION *****

Brinkley's Estate Agents are pleased to offer this converted studio flat, located on the first floor of an attractive detached

149 Arthur Road, Wimbledon Park, SW19 8AB
168 Putney High Street, Putney, SW15 1RS
64 Wimbledon Hill Road, Wimbledon, SW19 8AB
1 Lambton Road, Raynes Park, SW20 0LW

T: 020 8879 3718
T: 020 8785 3652
T: 020 8944 2918
T: 020 3817 6888



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



house a few minutes' walk from Central Wimbledon. Both Wimbledon mainline station and Wimbledon Underground station (District Line) are within easy reach. The accommodation briefly comprises an entrance hall with fitted cupboards, a large studio room, open plan kitchenette and bathroom/WC. Further benefits include electric heating, communal gardens and off-street parking. This property would make an ideal First Time Buy or rental investment. Please call Brinkley's in Wimbledon Hill on 0208 944 2918 or Wimbledon Park on 020 8879 3718, today for more details or to arrange a viewing.

Energy Efficiency Rating: E



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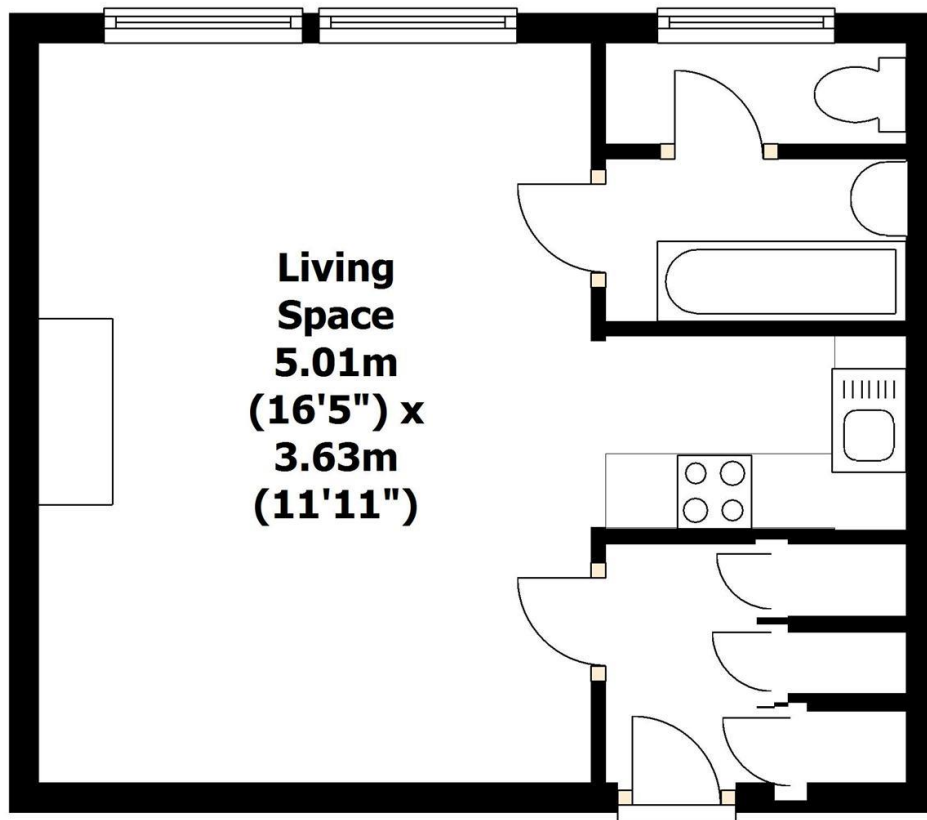


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First Floor

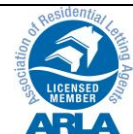
Approx. 28.3 sq. metres (304.8 sq. feet)



Total area: approx. 28.3 sq. metres (304.8 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	46
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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