



Flat, Royston Lodge, Effra Road, Wimbledon
£389,950

Summary

Brinkley's Estate Agents are pleased to present this modern, spacious, purpose-built, apartment to the market. Located in the popular South Park gardens area of Wimbledon. Positioned on the ground floor of a pleasant, purpose-built block, this flat comes with private, allocated parking and access to communal gardens. Great transport links with Haydons Road

149 Arthur Road, Wimbledon Park, SW19 8AB	T: 020 8879 3718
168 Putney High Street, Putney, SW15 1RS	T: 020 8785 3652
120 Wimbledon Hill Road, Wimbledon, SW19 7QU	T: 020 8944 2918



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.



station (links to Blackfriars and Kings Cross) South Wimbledon (Northern Line) and Wimbledon mainline stations all within walking distance. The property comprises an entrance hall with fitted storage cupboards, a spacious lounge area is carpeted throughout, a separate fitted kitchen and a modern bathroom with shower. The large double master bedroom has lots of fitted storage cupboards, while the second bedroom is also a comfortable double. The apartment is bright and airy throughout. Please contact Brinkley's Estate Agents Wimbledon Hill branch to arrange a viewing on 0208 944 2918. Sole Agents.

Open 7 days a week; please call to make an appointment.

Energy Efficiency Rating: C



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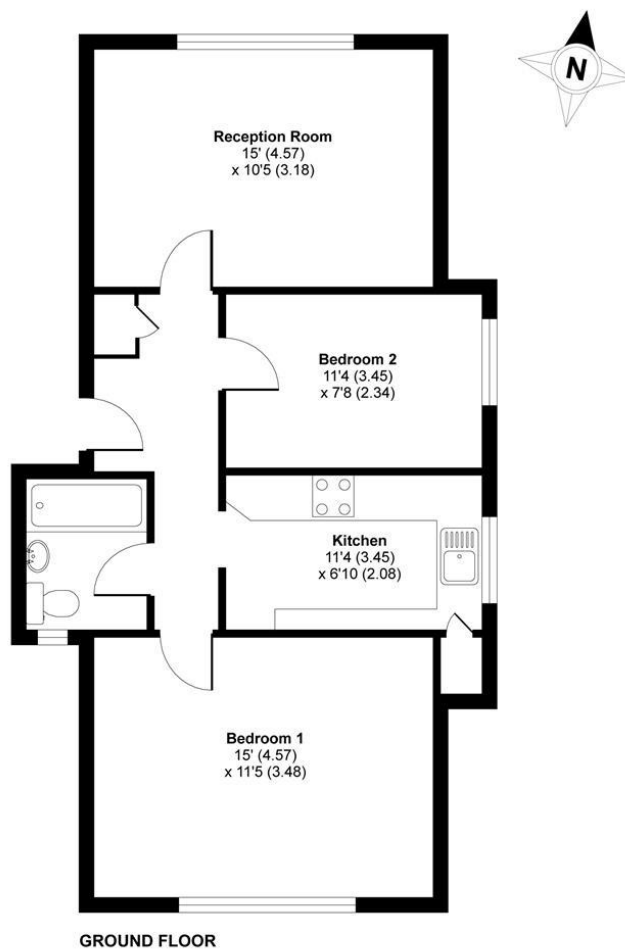


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Effra Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 620 SQ FT 57.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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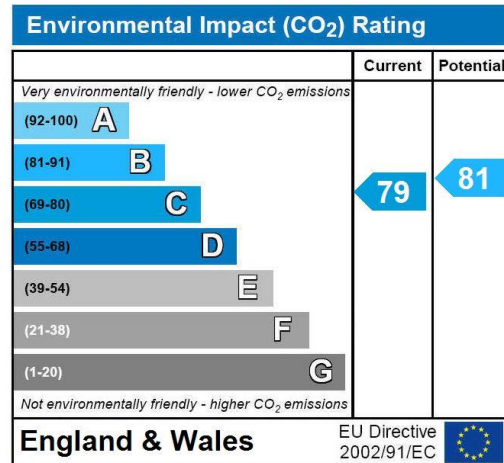
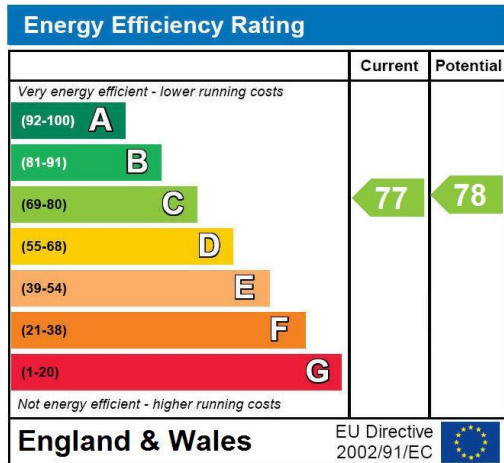
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