



GFF, Delamere Road, Wimbledon

£375,000

Summary

VIDEO TOURS AVAILABLE. PLEASE CALL 0208 879 3718 OR EMAIL info@brinkleys.co.uk FOR DETAILS

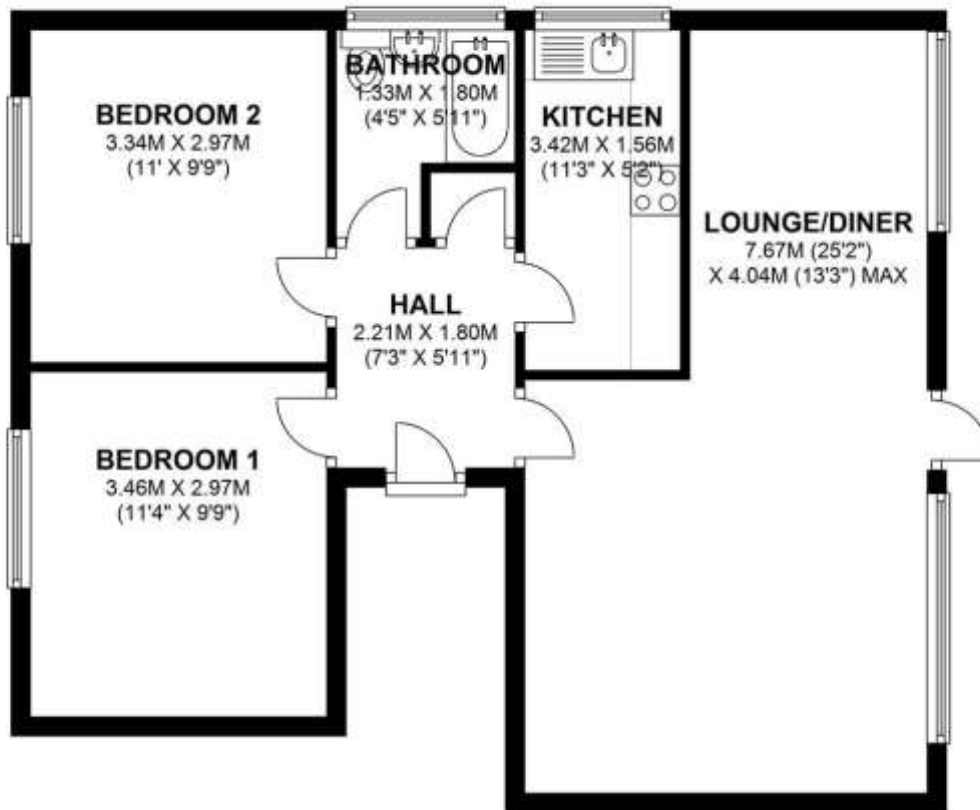
Brinkley's Estate Agents are pleased to present this two double bedroom, ground floor, garden apartment on Delamere Road in Wimbledon. Within close proximity to Raynes Park mainline station (0.6 miles), Wimbledon Station (District Line, mainline, Tram Link), excellent bus links and close to all local amenities. Comprising two double bedrooms, a large double reception room, modern family bathroom, a fitted kitchen and a private garden to the rear. Further benefits include bamboo wooden flooring throughout, double glazing, off-street parking and side access (ideal for taking bicycles through

to the garden). Offered with no onward chain. **MUST BE SEEN.** Please call our Wimbledon Hill office on 020 8944 2918, Wimbledon Park on 020 8879 3718 or our Putney office, for more information and to arrange a viewing.

Energy Efficiency Rating: E



GROUND FLOOR
APPROX. 60.3 SQ. METRES (649.0 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	57
(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		50	60
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	