



Lawrie House, Wimbledon

£350,000

Summary

**** OVER 550 SQ FT ****

Brinkley's Estate Agents are delighted to bring to the open market, this sought after, modern-build, luxury apartment at the Sanctuary development in Wimbledon. This contemporary accommodation delivers, one double bedroom, a lavishly-fitted bathroom and a modern, fitted kitchen, which in turn leads onto the lounge/dining room.

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.



Further notable benefits include, private balcony, long lease and allocated parking for one car. Within close proximity is Haydons Road Station, Wimbledon Park Tube Station (District Line), great road/bus links in and out of London and the residential area's shops, parks, commons and recreational facilities. To view without delay, please call Brinkley's on 0208 944 2918. Sole Agents



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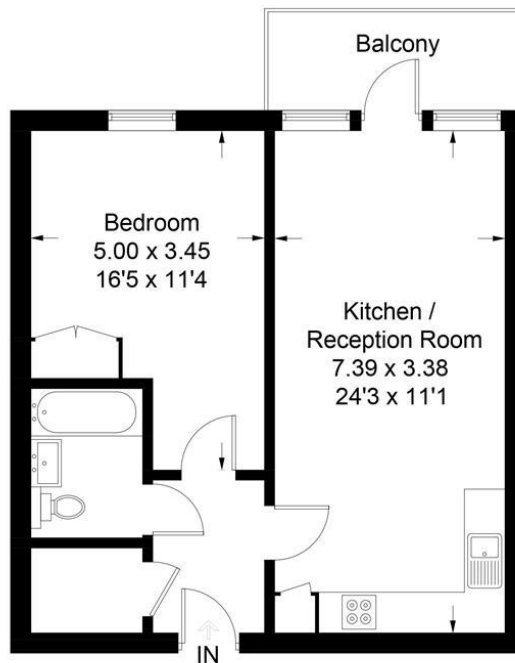
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Approximate Gross Internal Area = 52.1 sq m / 561 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID441988)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(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	80	80
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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