



Flat, Overton House, Tangle Grove, Roehampton  
**£180,000**

**Summary**

\*\*\* CASH BUYERS ONLY \*\*\*\*

Brinkley's are please to bring onto the market this sixth floor apartment. Modern throughout with modern kitchen, bathroom and offering wonderful panoramic views of London. Located on the sixth floor and comprising a generous double bedroom, spacious and bright lounge/dining room with a private balcony, a separate kitchen and a bathroom.

149 Arthur Road, Wimbledon Park, SW19 8AB  
168 Putney High Street, Putney, SW15 1RS  
120 Wimbledon Hill Road, Wimbledon, SW19 7QU

T: 020 8879 3718  
T: 020 8785 3652  
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.



Great road/bus links, local access to Richmond Park and Roehampton University are but a few of the noteworthy benefits. The property is offered with no onward chain. Please call Brinkley's Putney office on 020 8785 3652 to arrange a viewing.



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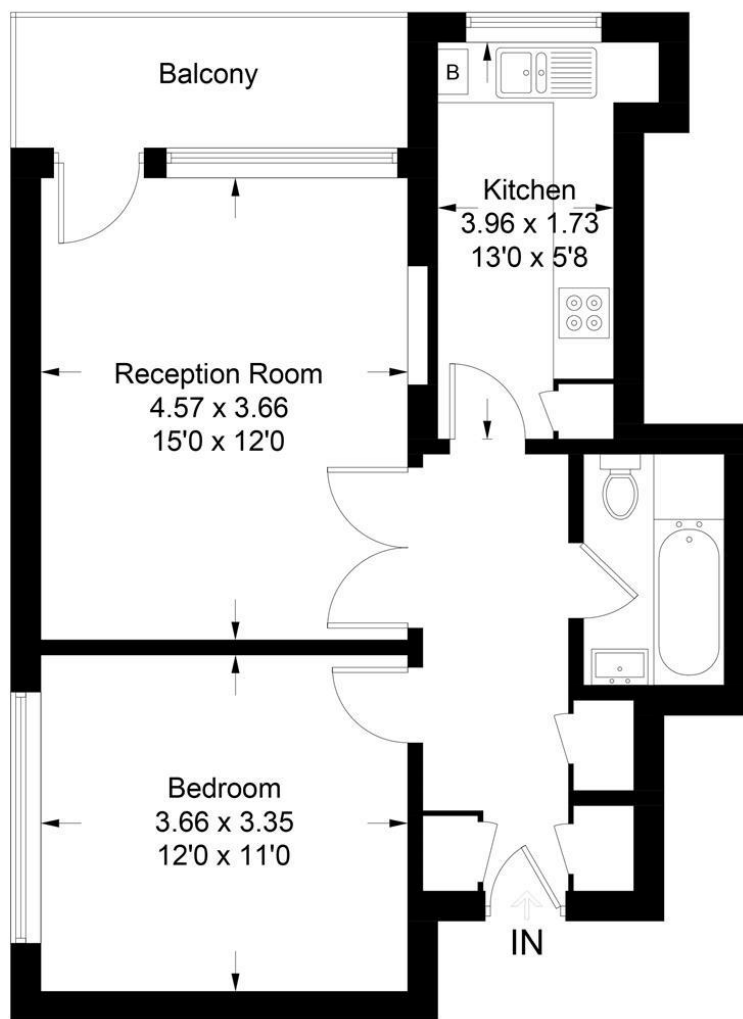


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## Overton House, SW15



Approximate Gross Internal Area = 49.9 sq m / 537 sq ft



### Sixth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID463172)

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | <b>85</b>               | <b>85</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (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>  | <b>84</b>               | <b>84</b> |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (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 |           |

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