



Flat, Hartfield Road, Wimbledon

£525,000

Summary

Brinkley's Estate Agents have been formally instructed to bring to the market this beautiful, converted, period apartment in a superb central location in Wimbledon town. This top floor (second floor) accommodation comprises, two spacious double bedrooms, a modern fitted, open-plan kitchen/dining room. a separate reception room and a lavish bathroom suite. Further benefits include no onward chain and a private roof terrace with amazing, far reaching views.

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

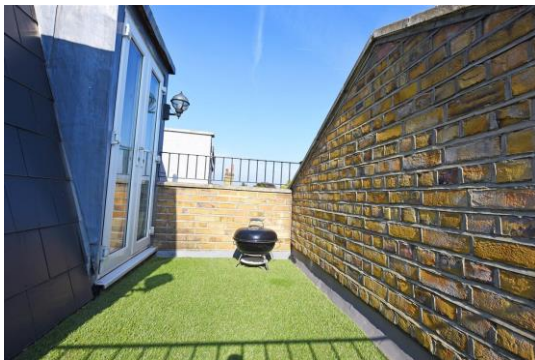
T: 020 8879 3718
T: 020 8785 3652
T: 020 8944 2918



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.



The property is ideally located within easy reach of Wimbledon mainline, Tube and Tram Stations, great road and bus links and the area's shopping and social facilities. To view, please call The Brinkley's Wimbledon Hill office on 0208 944 2918. Sole Agents



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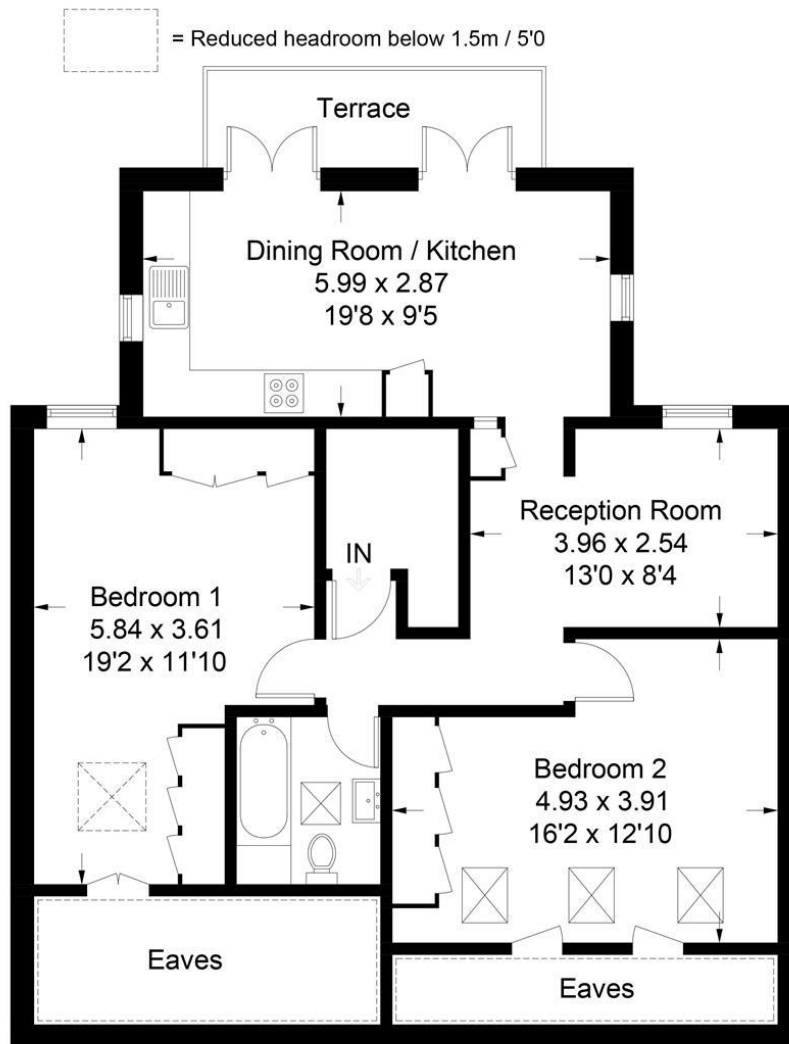
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Hartfield Road, SW19

Approximate Gross Internal Area = 73.3 sq m / 789 sq ft
(Excluding Eaves)



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID485834)

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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	61	62
(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		
(55-68) D	55	55
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