## rinkley's



# Ibsley Gardens, Roehampton £350,000 

## Summary

Brinkley's Estate Agents are pleased to offer this very bright and spacious, four double bedroom, upper maisonette in a purpose-built block. This property briefly comprises an entrance hall, a large reception room with an open-plan, fitted kitchen, downstairs cloakroom, four double bedrooms and a bathroom/W.C. Offered chain free.

120 Wimbledon Hill Road, Wimbledon, SW19 7QU
PROTECTED

[^0]

Ibsley Gardens enjoys stunning views over Richmond Park, close proximity to Roehampton's transport links and all local amenities.

Please contact Brinkley's in Putney on (020) 87853652 for more details or to arrange a viewing Energy Efficiency Rating: C


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

| Energy Efficiency Rating |  |  |
| :---: | :---: | :---: |
|  | Current | Potential |
| Very energy efficient－lower running costs | 69 | 75 |
| （92－100）A |  |  |
| （81－91）B |  |  |
| （69－80）C |  |  |
| （55－68）D |  |  |
| （39－54）官 |  |  |
| （21－38）弓 |  |  |
| （1－20）G |  |  |
| Not energy efficient－higher running costs |  |  |
| England \＆Wales | U Directive 2002／91／EC | \％ |


| Environmental Impact（ $\mathrm{CO}_{2}$ ）Rating |  |  |
| :---: | :---: | :---: |
|  | Current | Potentia |
| Very environmentally friendly－lower $\mathrm{CO}_{2}$ emissions （92－100）［A］ | 64 | 71 |
| （81－91）B |  |  |
| （69．80）C |  |  |
| （55．68）D |  |  |
| （39－54）官 |  |  |
| （21－38）F |  |  |
| （1－20）¢ |  |  |
| Not environmentally friendly－higher $\mathrm{CO}_{2}$ emissions |  |  |
| England \＆Wales | EU Directive2002／91／EC |  |


[^0]:    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.

