



Flat, Smithwood Close, Southfields

£425,000

Summary

Price Guide £425,000 - £440,000

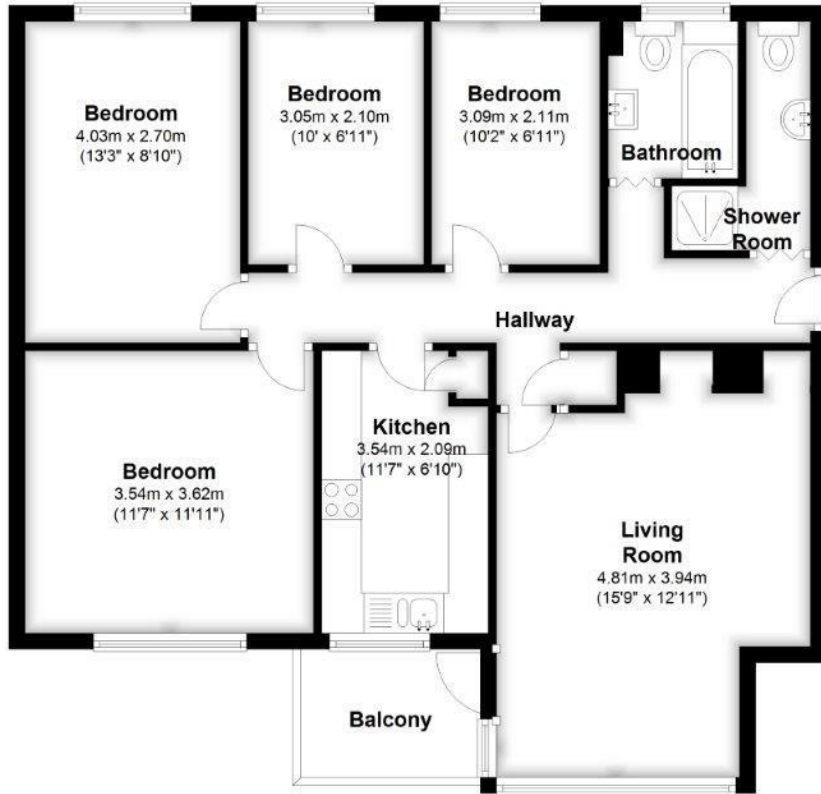
Brinkley's Estate Agents are delighted to offer to the market this beautifully presented, apartment located on the ground floor of a popular, purpose-built block. Situated within easy reach of Southfield's excellent local shopping/travelling facilities that includes Southfields Underground Station (District Line) this fantastic first time buy or rental investment's accommodation briefly comprises an entrance hall, a reception room with a private balcony, a modern, fitted kitchen, four spacious bedrooms, modern bathroom and separate shower room. Further benefits include easy access to Wimbledon Park/lake, double glazing, no onward chain and off-street parking.

Please contact Brinkley's in Wimbledon Park today on (020) 8879 3718 for more details or to arrange an internal viewing.
Sole Agent.



Ground Floor

Approx. 80.6 sq. metres (868.0 sq. feet)



Total area: approx. 80.6 sq. metres (868.0 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	68	78
(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	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	