



Maisonette, Claudia Place, Southfields
£588,000

Summary

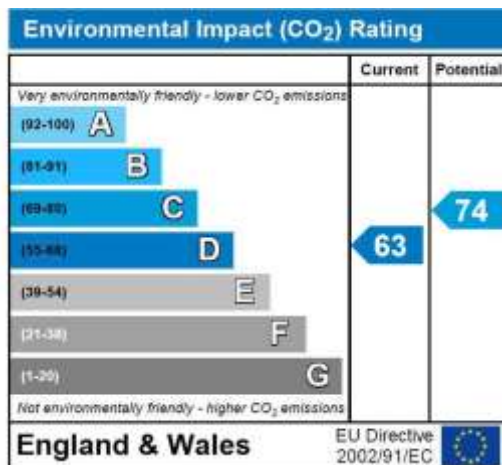
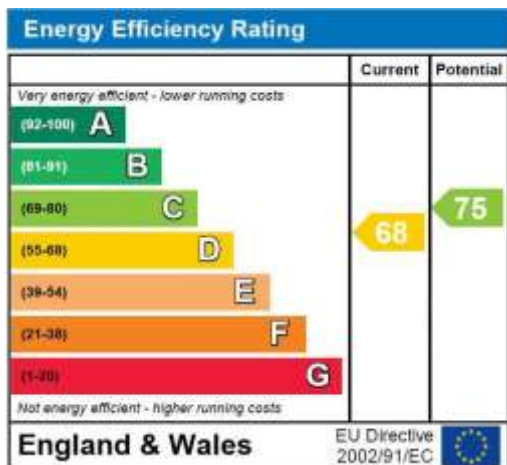
Brinkley's Estate Agents have been appointed to offer to the open market this purpose-built listed maisonette split over three floors in a unique and quiet development in Southfields. Accommodation delivers hallway with storage, fitted modern bathroom suite, double bedroom with built in wardrobes. Stairs leading to the first floor which offers, open kitchen/living/dining area all finished to a high spec with granite worktops in the kitchen and oak flooring throughout. You also have a further double bedroom.

The loft has been recently extended and comprises of a large double bedroom with a shower room, water closet, wash basin, mirror and has direct access through a set of bifold doors with blinds to a spacious private south facing roof terrace, with a balustrade and stunning London views.

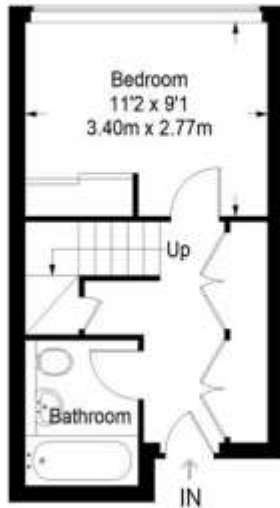
All rooms comprise of internal wooden Mediterranean style shutters. The windows will be replaced with new double-glazed ones during 2020. The price of the property includes the replacement of the windows.

Further notable benefits include no onward chain, allocated residents parking space, on site concierge and two deep-storage facilities at Claudia Place. Within easy reach is Southfields Tube Station (District Line), great road/bus links including the A3, Wimbledon Common, Wimbledon Park, Cannizaro Park and the area's delightful boutiques, delicatessens and restaurants. To view, please call The Brinkley's Sales Team on 0208 879 3718.

EPC: D



Claudia Place



Second Floor = 231 sq ft



Third Floor = 509 sq ft



Fourth Floor = 261 sq ft

Approximate Gross Internal Area
 SECOND FLOOR = 231 sq ft / 21.46 sq m
 THIRD FLOOR = 509 sq ft / 47.29 sq m
 FOURTH FLOOR = 261 sq ft / 24.25 sq m
 Total = 1001 sq ft / 92.99 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)