





A bright and spacious split-level maisonette with a superb south facing roof terrace. Offering approximately 811 sq. ft. of accommodation including a spacious reception room and separate fitted kitchen. Both rooms open out onto the large roof terrace. On the top floor, two generous double bedrooms are serviced by a bathroom with separate WC. This property is sold with no onward chain.

This property is well located for access to Southfields Station for the District Line and is also on good bus routes to Clapham, Putney, Wimbledon and Richmond. Both Wimbledon Park and Wimbledon Common are also nearby. The All England Lawn Tennis & Croquet Club, famous for the Wimbledon tennis Championships, is just moments from the property. You are also just a short walk from Wimbledon Village.

- Split-Level Flat
- Large Roof Terrace
- Spacious Reception Room
- Separate Kitchen
- Two Double Bedrooms
- No Onward Chain

Blincoe Close, London, SW19 5PP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	72	78
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Leasehold

Approximately 98 years remaining

Service Charge: Approximately £650 p.a.

Ground Rent: Peppercorn

Internal area

Approximate gross internal area:

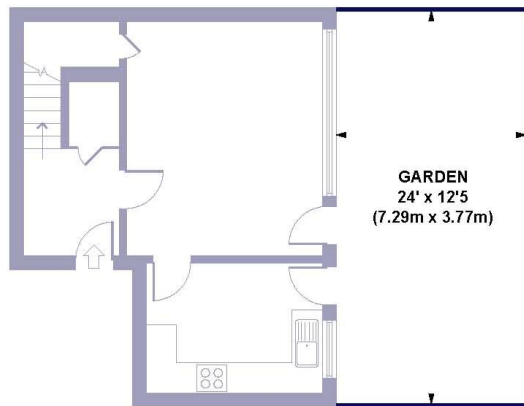
Total 811 sq ft / 75.30 sq m

Council Tax

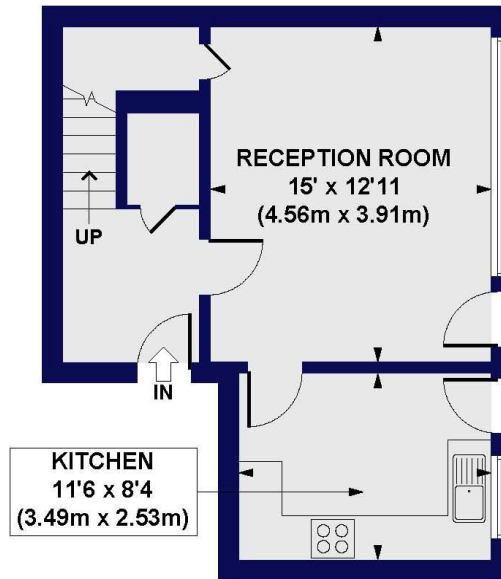
Band C

Blincoe Close, SW19

Approx. Gross Internal Floor Area 811 sq. ft / 75.30 sq. m



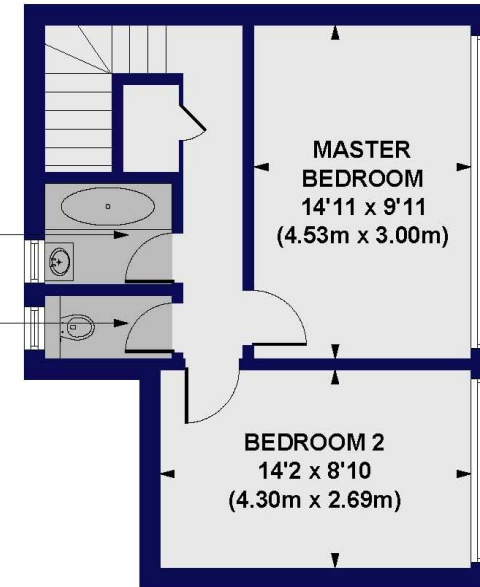
SITE PLAN



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 392 SQ FT**

BATHROOM
5'10 x 4'7
(1.76m x 1.38m)

WC
5'10 x 2'10
(1.76m x 0.86m)



**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 419 SQ FT**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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