



POLESDEN GARDENS, SW20
£265,000 LEASEHOLD

WINKWORTH WIMBLEDON ARE PLEASED TO PRESENT THIS LARGE ONE BEDROOM GROUND FLOOR APARTMENT WITHIN CLOSE PROXIMITY TO RAYNES PARK STATION AND LOCAL AMENITIES.

Wimbledon | 02037614040 | wimbledon@winkworth.co.uk



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DESCRIPTION:

Winkworth Wimbledon are pleased to present this large one bedroom ground floor apartment within close proximity to Raynes Park Station and local amenities. Furthermore, the property is offered for sale with no onward chain.

The Property comprises a bright and spacious reception room which leads out on to the private South-facing terrace garden and adjacent to the reception room is the separate eat-in fitted kitchen with modern units and recently installed new laminate flooring.

Leading from the hallway is the generous double bedroom, looking out onto the terrace. The neutral bathroom features a bathtub plus built-in storage and a heated towel rail.

The windows are double glazed throughout and the Property benefits from gas central heating and ample storage internally and externally with an outbuilding in the garden. Additionally, there is parking within the development on a first come first served basis.

Raynes Park Station is 0.4 miles from the Property and is served by South Western Rail trains into London Waterloo so is perfect for commuting. A short distance away by bus or train is Wimbledon with its tram and underground links in addition to shops and restaurants of The Broadway and Centre Court Shopping Centre.

AT A GLANCE

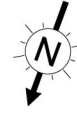
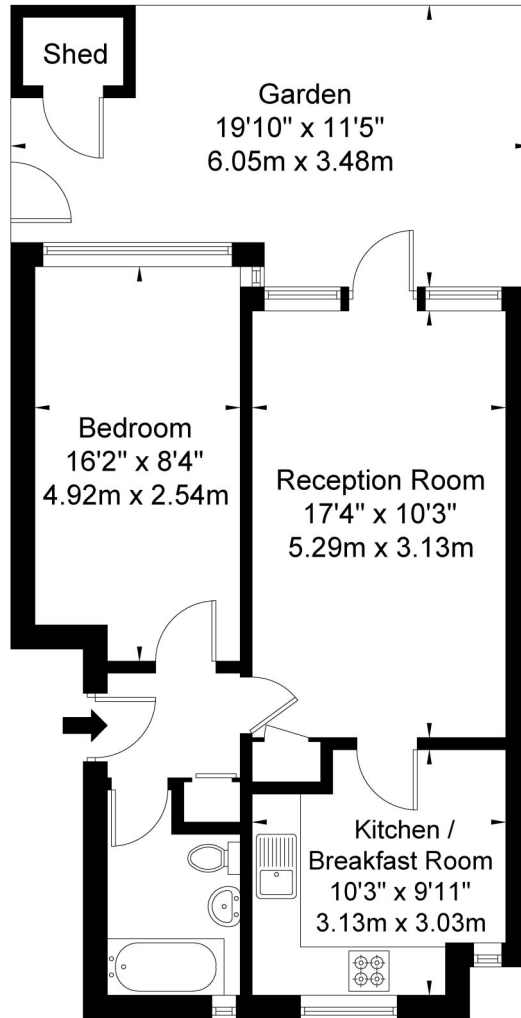
- Offered with No Onward Chain
- South-Facing Terrace Garden with Storage
- One Double Bedroom
- Ample Storage
- Ground Floor Apartment
- Close to Raynes Park Station
- Council Tax Band B
- EPC Rating C





Polesden Gardens, SW20 0UW

Approx Gross Internal Area = 46.5 sq m / 500 sq ft



Ground Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	77
EU Directive 2002/91/EC			



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