

Winkworth

Coombe Villas, Longfield Street, SW18 5RF






A beautiful period home situated in this popular location in Southfields, within close proximity to some outstanding local primary schools. Offered to the market with no onward chain and retaining original period features, this well-presented property offers bright accommodation throughout including a double reception room leading through to a modern kitchen. At the rear is a low maintenance south westerly aspect garden, laid to patio with a smart built in seating area. On the upper floors, three generous bedrooms are serviced by two modern bathrooms.

Longfield Street is a popular residential road in Southfields made up of a combination of Edwardian maisonettes and houses. Ideally positioned for easy access to Southfields Village and Southfields Underground Station (District Line). Sheringdale School (Outstanding Ofsted) is just meters away.

- Chain Free
- Period Property
- Three Bedrooms
- Two Bathrooms
- Double Reception Room
- South Facing Garden
- Popular Location
- Outstanding Schools Nearby

Coombe Villas, Longfield Street, SW18 5RF



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

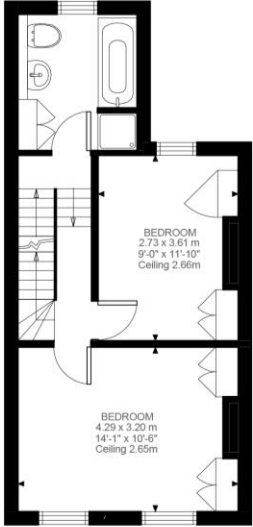
Freehold

Internal area
Approximate gross internal area:
Total 1,154 sq ft/ 107.18 sq m

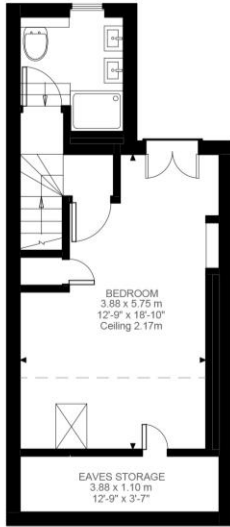
Coombe Villas, Longfield Street, SW18 5RF



Ground Floor
461 ft²



First Floor
394 ft²



Second Floor
299 ft²

Longfield Street, SW18

Approximate Gross Internal Area
 107.18 SQ.M / 1154 SQ.FT
 (EXCLUDING EAVES STORAGE)
 EAVES STORAGE 4.27 SQ.M / 46 SQ.FT
 INCLUSIVE TOTAL AREA 111.45 SQ.M / 1200 SQ.FT

KEY: CH = Ceiling Height
 [Restricted Head Height]

W621 Ravensworth 01670 713330



Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

Southfields Office 241 Wimbledon Park Road, SW18 5RJ | Tel: 0208 877 1000 | E-mail: Southfields@winkworth.co.uk
winkworth.co.uk