



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

SOUTHDOWN ROAD WEST WIMBLEDON



£240,000 FOR SALE

REF: 2804186

1 Bed, Apartment

Low Lease - Period Character - Auction Sale - Bright & Airy - Wimbledon Station

For sale by Auction. Starting Price £250,000. Lease extension required, 59 years remaining, please contact for more details. A bright, well presented flat on the first floor of this attractive period house. Situated mid-way between Wimbledon and Raynes Park and with access to Wimbledon Village and Common. The property offers a bright front aspect living room, a front aspect double bedroom, modern fitted kitchen and a modern bathroom.. Southdown Road is a pleasant residential Road being 0.8m... [continued below](#)

Train/Tube - Wimbledon Chase, Dundonald Road, Raynes Park, Wimbledon

Local Authority/Council Tax - Merton

Tenure - Leasehold

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Reception



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Kitchen



Stairs



Bedroom 1



Bedroom 1



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Bathroom



External



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Southdown Road

Approximate Gross Internal Area = 624 sq ft / 58 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Southdown Road is a pleasant residential Road being 0.8miles to Wimbledon Station 15mins walking 5mins bus or 0.7miles of Raynes Park Station 14mins walking 5mins bus (Google maps)

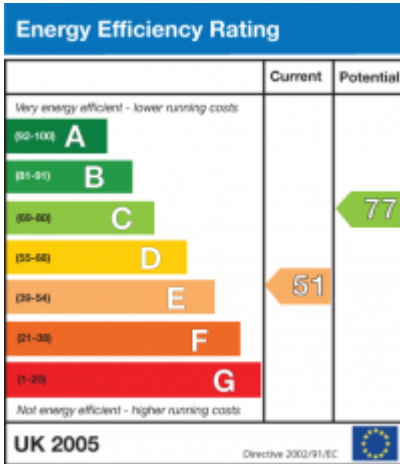
Tenure Details

Tenure - Leasehold

Lease Length - 50 years



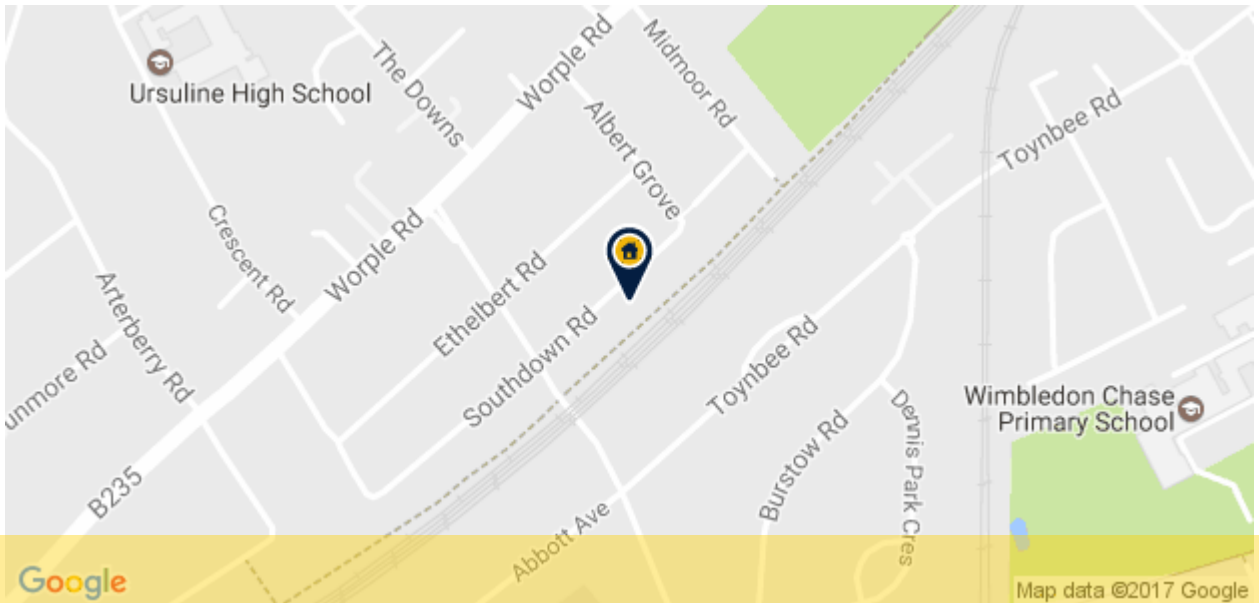
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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Tooting Sales Office quoting 2804186

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.