



Smeaton Road, SW18

£475,000 *Leasehold*

2 1 1

- Two bedroom first-floor flat
- Bright main bedroom
- Spacious open plan kitchen and reception
- Private balcony with additional storage cupboard
- Approx. 592 sq ft of internal space (excluding store)

#### KEY FEATURES

- Well-balanced layout with good natural light
- Quiet residential location
- Close to Southfields Underground Station (District Line)
- Easy access to Wimbledon Park and local amenities



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## DESCRIPTION

A well-presented two-bedroom first-floor flat set on the ever-popular Smeaton Road, SW18, ideally positioned for Southfields Underground Station and the wide open green spaces of Wimbledon Park.

This attractive first-floor property enjoys an excellent location, offering easy access to the amenities of Southfields village as well as the broader range of shops, transport links and facilities found in nearby Wandsworth. The flat is thoughtfully arranged and benefits from plenty of natural light, creating a bright and adaptable living environment. Accommodation includes two well-proportioned double bedrooms served by a contemporary, well-appointed bathroom, while to the rear is a double-aspect open-plan reception room with a fitted kitchen and clearly defined dining and seating areas.

The overall layout is practical and well balanced, with good natural light throughout and a clear separation between living and sleeping spaces. The flat provides approximately 592 sq ft of internal accommodation, excluding the store.





## LOCATION

Smeaton Road is a quiet residential street within easy reach of Southfields Underground Station (District Line), Wimbledon Park, and a range of local shops, cafés, and amenities. The area also provides excellent transport links into Central London.

<https://www.winkworth.co.uk/sale/property/SOU250162>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 114 years  
**Service Charge:** £1,873.76 per annum  
**Ground Rent:** £250 Annually  
**Council Tax Band:** D  
**EPC rating:** C

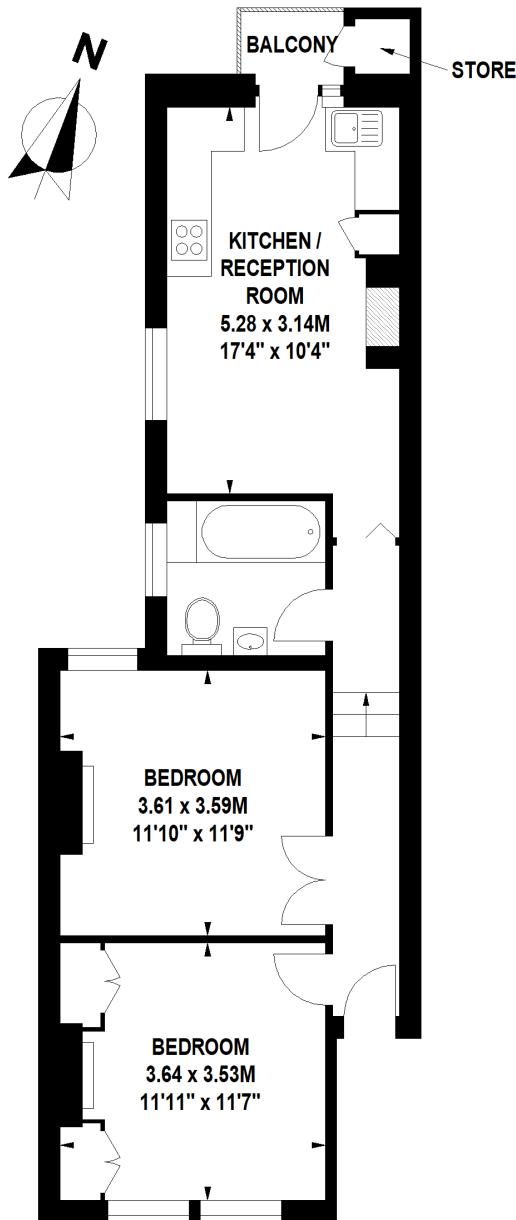
Energy Efficiency Rating	
Very energy efficient - lower running costs (B2-4)	A
(B1-1)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

# Smeaton Road, SW18

Approximate Gross Internal Area 55 sq.m / 592 sq. ft

Excluding Store

 Under 1.5m head height



## First Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing ©. Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only,  
purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height,  
and all measurements shown are at floor level.

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