





A bright and spacious split-level maisonette with a superb south facing roof terrace and private garage. Offering approximately 805 sq. ft. of accommodation including a spacious reception room and separate fitted kitchen. Both rooms open out onto the stunning roof terrace. On the top floor, two generous double bedrooms are complete with fitted cupboards and are serviced by a modern bathroom. The property benefits from a garage directly below, complete with electricity. Sold with no onward chain and a long lease.

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.

- No Onward Chain
- Stunning Roof Terrace
- Garage
- Split-Level Flat
- Spacious Reception Room
- Separate Kitchen
- Two Double Bedrooms
- Long Lease

Blincoe Close, Wimbledon, SW19 5PP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(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 215 years remaining

Internal area

approximate gross internal area:

Total 805 sq ft/ 74.8 sq m

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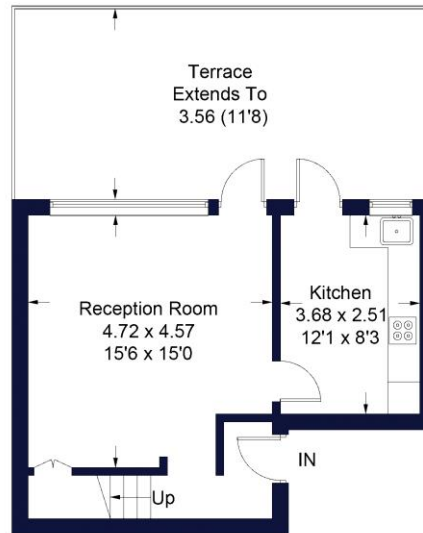
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Approximate Gross Internal Area Total = 74.8 sq m / 805 sq ft



Second Floor
Sq m 38.5 / Sq ft 414



First Floor
Sq m 36.3 / Sq ft 391

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID 426302)

W621 Ravensworth 01670 713330

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