



## Smithwood Close, SW19

£300,000 *Leasehold*



### KEY FEATURES

- One bedroom
- Private Balcony
- Communal garden
- Resident Parking
- Ample storage
- Top Floor flat



**Southfields**

020 8877 1000 | [southfields@winkworth.co.uk](mailto:southfields@winkworth.co.uk)



## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 84 years

**Service Charge:** £684 per annum

**Ground Rent:** Peppercorn

**Council Tax Band:** A

**EPC rating:** D

## Description

A beautifully presented fourth floor (top floor) one bedroom apartment, filled with natural light and finished to a high standard throughout. Offering excellent storage, lift access, and a private sun-filled balcony, this is a superb home in a sought-after location.

The heart of the home is a bright and spacious open plan kitchen and reception room with direct access to a private balcony. The contemporary kitchen offers ample storage and complements the living space perfectly.

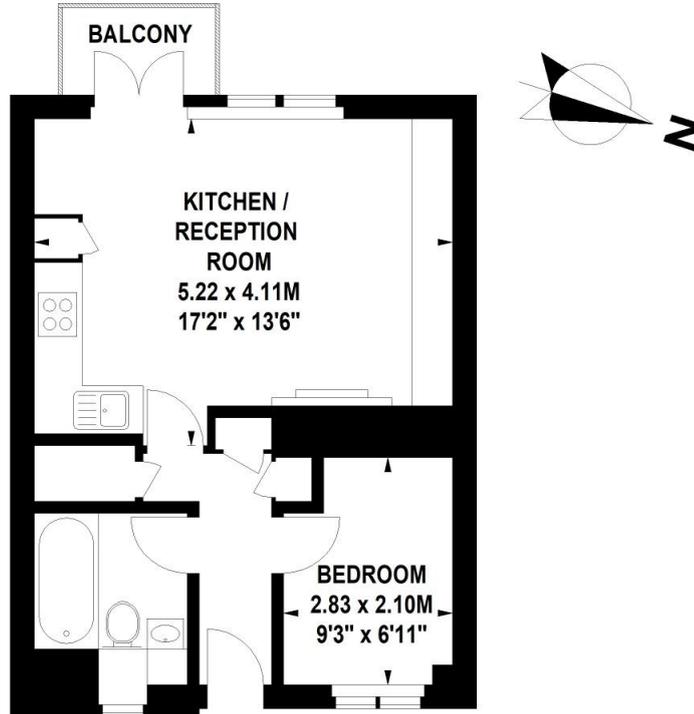
A generous double bedroom with further built-in storage and a sleek modern bathroom complete this well laid out apartment, ideal for a first-time buyer looking to step onto the ladder or a discerning investor seeking to start or expand their portfolio.

Smithwood Close offers easy access to the green open spaces of Wimbledon Park and Wimbledon Common, as well as the excellent local amenities of Southfields, including the District Line station. The apartment is also just minutes' walk from the AELTC Wimbledon Tennis Club. There are superb transport links to Putney, Wimbledon and Clapham.



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Approximate Gross Internal Area 38 sq.m / 409 sq. ft



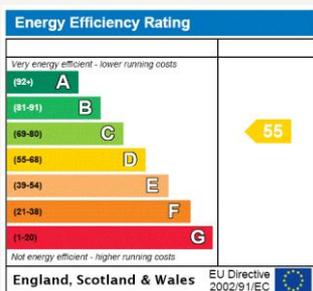
## Fourth Floor

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.



<https://www.winkworth.co.uk/sale/property/CLS260333>

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.

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