

Winkworth

Brookwood Road, Southfields, SW18 5DB







Situated in the highly-popular Southfields Grid, this beautiful Edwardian maisonette is immaculately presented, combining its natural period character with modern finishes.

Accommodation comprises approximately 1,062 square foot and includes a fully fitted kitchen/dining room and separate reception room with period fireplace. Two double bedrooms are serviced by two bathrooms, with the main bedroom benefitting from an en-suite. An additional room works perfectly as a home office but could just as easily double up as a third bedroom. A fantastic private roof terrace tops things off, with an impressive BBQ cleverly built into one of the chimney breasts.

Brookwood Road forms part of the popular Southfields 'Grid'. Well located for access to Southfields Tube Station (District Line) and Earlsfield Station (trains to Waterloo). The green open space of Wimbledon Park is also nearby.

- PERIOD MAISONETTE
- THREE BEDROOMS
- TWO BATHROOMS
- ROOF TERRACE
- SOUTHFIELDS 'GRID'
- FULLY FITTED KITCHEN/DINING
- SEPARATE LIVING ROOM
- 1,062 SQ. FT.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(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	

Leasehold

Remaining Lease:  
approximately 155 years

Internal area  
Approximate gross internal area:  
Total 1,062 sq ft/ 99 sq m

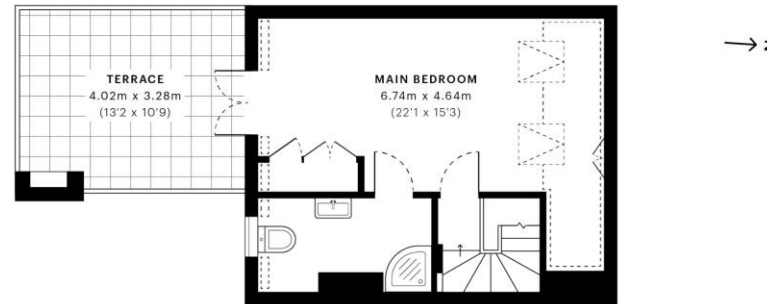
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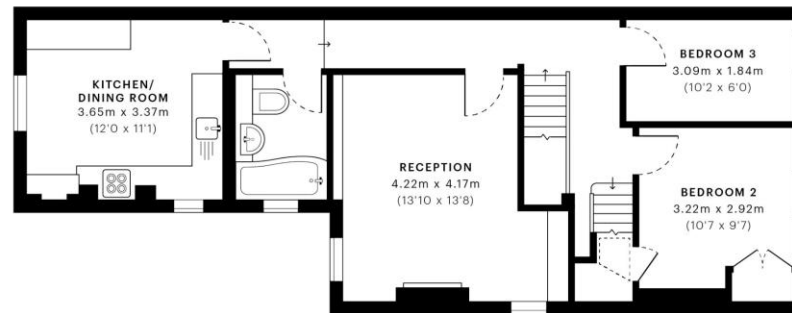
CAPTURE DATE 30/11/2020 LASER SCAN POINTS 3,026,462

## GROSS INTERNAL AREA

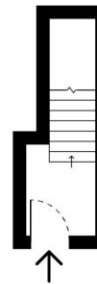
98.63 sqm / 1061.64 sqft



— Second Floor



— First Floor



— Ground Floor

W621 Ravensworth 01670 713330

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