



DELAMERE ROAD, SW20
£370,000 LEASEHOLD

Winkworth



DELAMERE ROAD, SW20

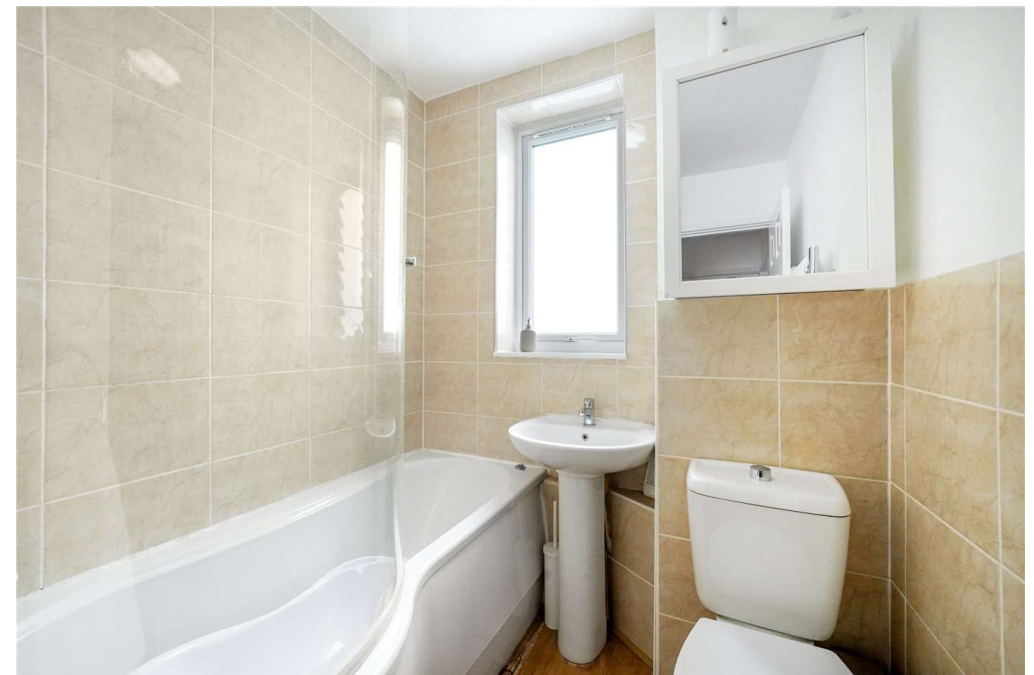
Winkworth Wimbledon is thrilled to present this bright and spacious two-bedroom apartment, ideally located just a short walk from Raynes Park Station. Situated on the second floor, this charming property boasts two generously sized double bedrooms, a spacious reception room, a separate fitted kitchen, and a well-appointed bathroom. The apartment is beautifully decorated in neutral tones throughout and benefits from double-glazed windows, creating a comfortable and inviting living space. The southerly-facing rear balcony offers the perfect spot to relax and enjoy stunning summer sunsets.

This property is situated in a highly desirable area of Wimbledon, within the catchment area for Ursuline High School (Ofsted rated "Good") and Rutlish School (Ofsted rated "Outstanding"). Convenience is key, as the apartment is just 0.6 miles from Raynes Park, with its excellent shopping facilities, amenities, and train station, offering direct services into London Waterloo and Surrey via Southwestern Railways. Wimbledon Mainline Station, only 0.9 miles away by bus or train, offers additional transport links, including the tram service, District Line Undergrounds services to Central London and beyond.

A wide variety of shops, Grocery stores, cafés (including Gail's), and a fantastic range of restaurants on The Broadway and Wimbledon Quarter.

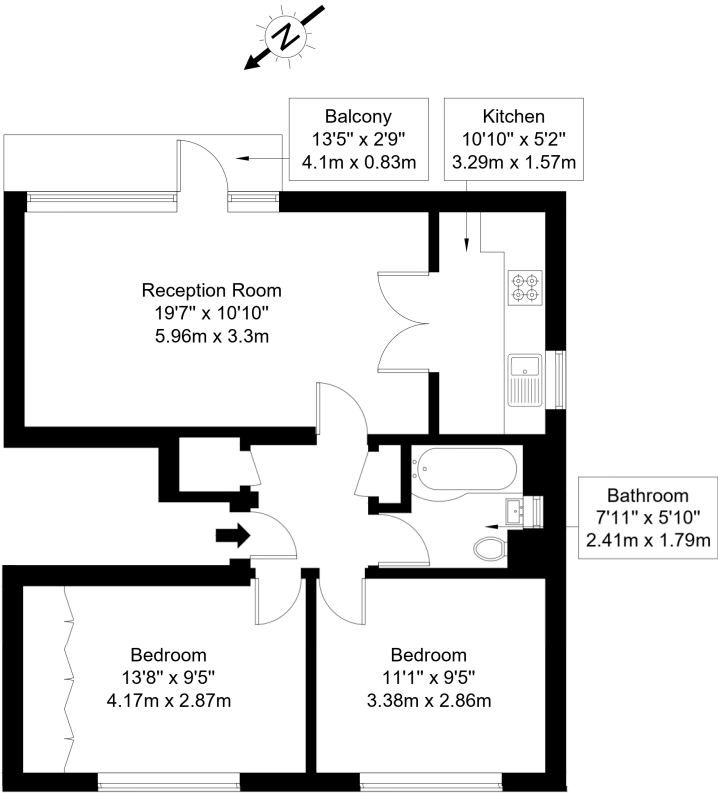
We highly recommend booking an early viewing to avoid disappointment and secure this fantastic apartment in a prime location.





Delamere Road, SW20 8PS

Approx Gross Internal Area = 56.9 sq m / 612 sq ft
Balcony = 3.4 sq m / 37 sq ft
Total = 60.3 sq m / 649 sq ft



Third Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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