





A bright and spacious two double bedroom flat with private balcony, offered to the market with no onward chain. Forming part of this popular purpose built block the property comprises nearly 700 sq. ft. including a large living room with access to the private balcony, separate kitchen, two double bedrooms complete with built in wardrobes and a bathroom with white suite.

This property is located close to Wimbledon Common, Wimbledon Village and Southfields Underground Station (District Line). There are also regular bus links as well as easy access to the A3 for routes into and away from central London.

- Two Double Bedrooms
- Spacious Reception Room
- Separate Kitchen
- Balcony
- Purpose Built Flat
- Lift Access
- 694 Sq. Ft.
- Chain Free



# Chobham Gardens, London, SW19 6EZ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Leasehold

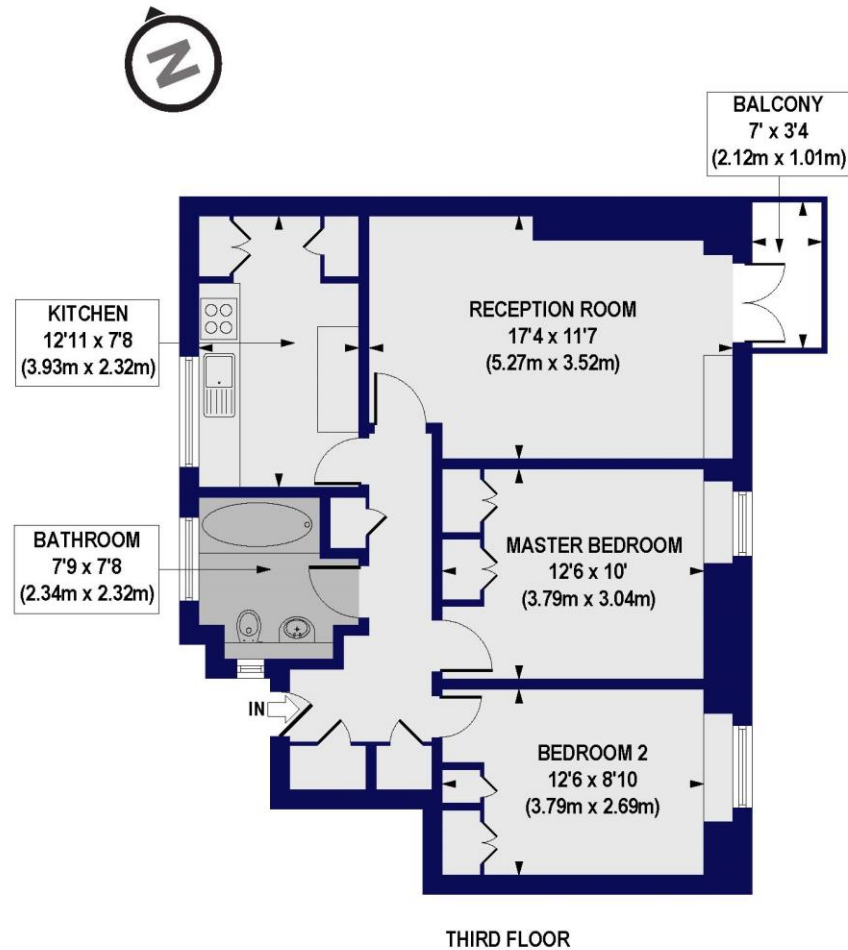
Internal area  
Approximate gross internal area:  
**Total 694 sq ft/ 64.52 sq m**



# Chobham Gardens, London, SW19 6EZ

## Chobham Gardens, SW19

Approx. Gross Internal Floor Area 694 sq. ft / 64.52 sq. m



W621 Ravensworth 01670 713330

**Winkworth**

Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

Southfields Office 241 Wimbledon Park Road, SW18 5RJ | Tel: 0208 877 1000 | E-mail: Southfields@winkworth.co.uk  
[winkworth.co.uk](http://winkworth.co.uk)