



East Road, Wimbledon SW19  
Asking Price: £435,000 Leasehold

2 1 1

- Two bedrooms
- First floor
- EPC EER C
- Modern kitchen
- Large lounge/diner
- Allocated parking



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### Property Details

This well presented modern two bedroom first floor apartment is conveniently located just a short stroll from Colliers Wood tube station giving easy access into London via the Northern line and the leafy walks by the banks of the river Wandle, giving you the practicality of town with a touch of the country. The property offers superb accommodation which comprises of two double bedrooms, a modern fitted kitchen and bathroom and a large lounge/diner. Outside there are well maintained communal gardens allocated parking and a bike shed. The property is offered for sale with no onward chain. For further information please contact Lauristons estate agents in Wimbledon on 020 8946 9468.



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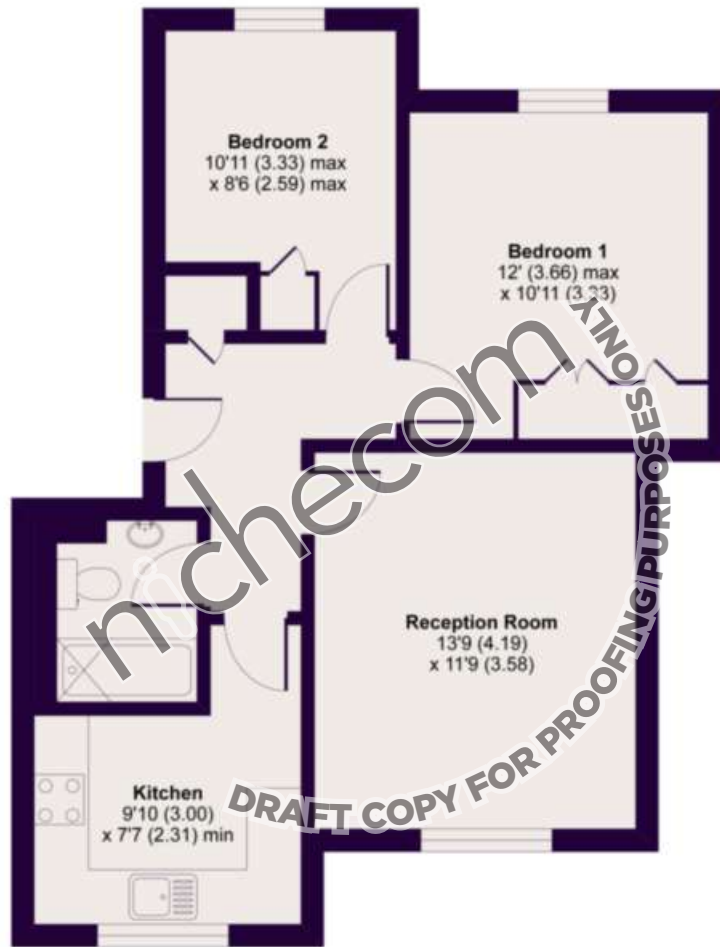
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79   c  | 80   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**East Road, London, SW19**

Approximate Area = 603 sq ft / 56 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2021. Produced for Lauristons. REF: 694788

If you have just started looking or have found your new home, you could benefit from talking to our Financial Services Department. For an informal discussion on anything from costs of moving to the most current mortgage rates please call us on 020 8946 9468. Your home is at risk if you do not keep up with repayments on a mortgage or any other loan secured on it. Written quotations available on request. Viewing is strictly through the owners Lauristons. Wimbledon Office 53 Wimbledon Hill Road, London SW19 7QW Tel: 020 8946 9468 Fax: 020 8946 9465 Email: sales.wimbledon@lauristons.com. For clarification we wish to inform potential purchasers that we prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Lease details, where applicable, must be confirmed by your solicitor. Carpets, curtains, gas fires, electrical goods / fittings or other fixtures, unless expressly mentioned, are not included in the sales of this property. If there are any important matters which are unlikely to affect your decision to buy please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offers must be checked by Lauristons Financial Adviser. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in meters to the nearest tenth of a meter on wall to wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin error.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Lauristons Ltd.