





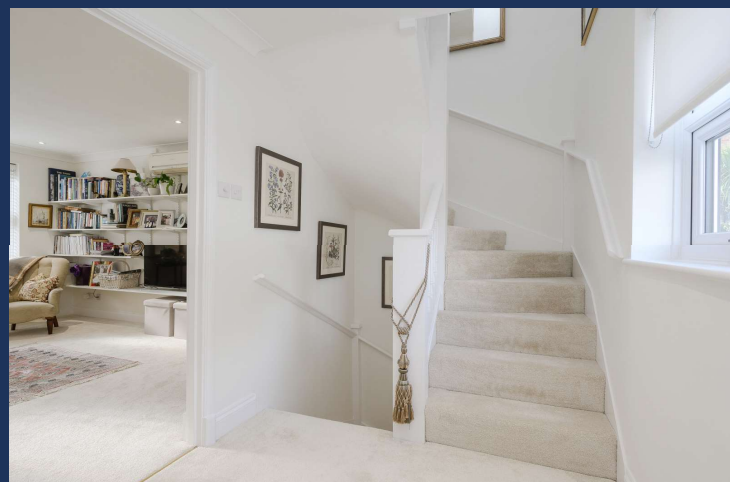
- Situated in the heart of Wimbledon Village
- Two Bedrooms
- Two Shower/WC
- Fantastic Spacious Reception Room
- Large Master Bedroom with fitted wardrobes
- Kitchen/Breakfast Room
- Landscaped Garden
- Garage
- EPC: C

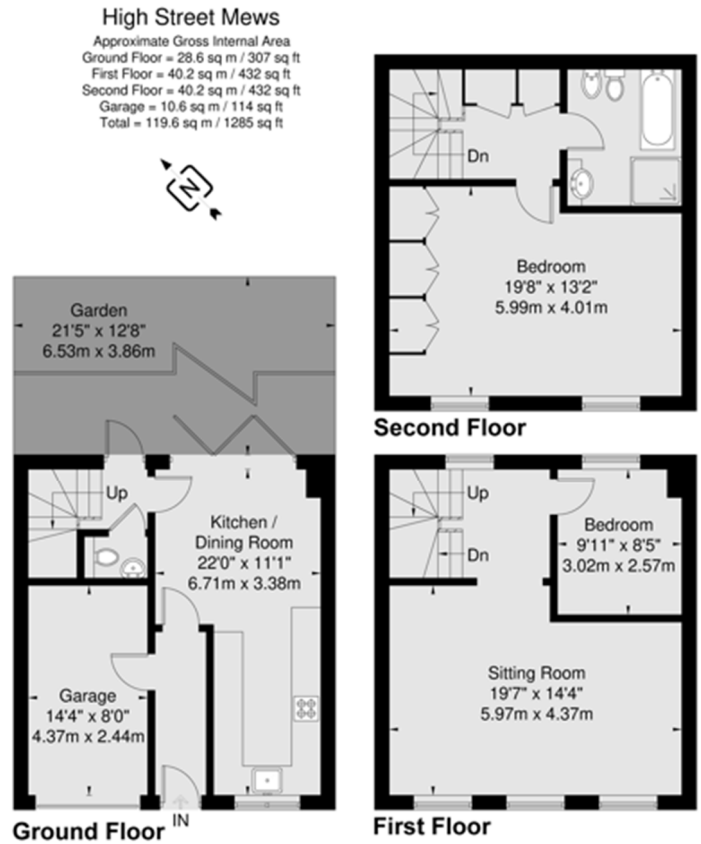




Located in the heart of the Village, this light and airy town house is ideal for someone looking for a centrally located home with a garage. The house has been recently re decorated and updated and is within moments of the High Street shops and restaurants and the wonderful open spaces of Wimbledon Common.

Merton Council  
Tax Band F  
Freehold





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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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**IMPORTANT NOTE TO PROSPECTIVE PURCHASERS:** Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a nominal charge of £36 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again - this is perfectly normal but each is an independent check.

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