

Balfour Road, Wimbledon, SW19

STUNNING HOUSE! A VERY WELL PRESENTED TWO BEDROOM VICTORIAN MID TERRACED COTTAGE SITUATED IN A QUIET BACK WATER OF SOUTH WIMBLEDON WITHIN 200 YARDS FROM SOUTH WIMBLEDON TUBE STATION. Accommodation includes an entrance hall, lounge, open plan kitchen/dining room, two double bedrooms, bathroom, enclosed rear garden, gas central heating and double glazing. An early internal inspection is strongly recommended. (D2)

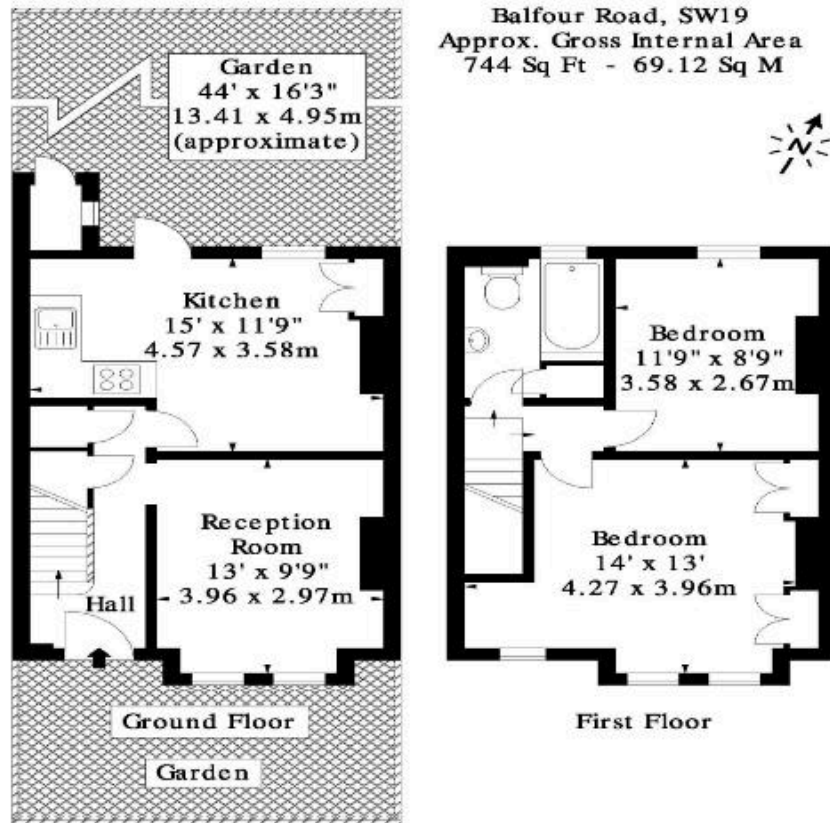
Guide Price £450,000 Freehold

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Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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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 0208 946 9468.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Written quotations available on request.

Viewing is strictly through the owners Lauristons.

66-68 Wimbledon Hill Road Wimbledon London SW19 7PA Telephone: 0208 946 9468

For clarification we wish to inform potential purchasers that we prepared these sales 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 a 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 of error.