



A bright and spacious two bedroom apartment in a well maintained private development

Simon Lodge, 76 Victoria Drive, Southfields, London, SW19

Share of Freehold





Well maintained private development • Second floor • Dual aspect • Beautiful communal gardens • Garage

Local Information

Victoria Drive has good bus links to Clapham, Richmond, Putney and Wimbledon. Wimbledon Common is just 800 metres away and 600 metres from the All England Club. The village centres of Wimbledon and Southfields are both within one mile with Southfields Underground station around 1500m away and provides a regular link (District Line) to central London. Wimbledon Common with its 1,200 acres of open space is around 400m away.

Source of distances Google Pedometer
All measurements are approximate.

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About this property

The property is approached via a well maintained communal entrance with security phone. The flat is located on the second floor and opens into a spacious hallway with useful fitted storage.

The generous reception room receives a tremendous amount of natural light. The kitchen offers a good range of fitted units with integrated appliances.

There are two large double bedrooms, one with fitted wardrobes. Alongside is a contemporary bathroom featuring a corner bath.

The property also benefits from extensive communal gardens and a garage.

Tenure

Share of Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Office.
Telephone:
+44 (0) 20 8971 8111.





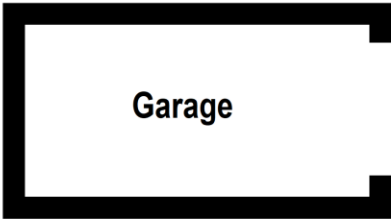


Simon Lodge, SW19

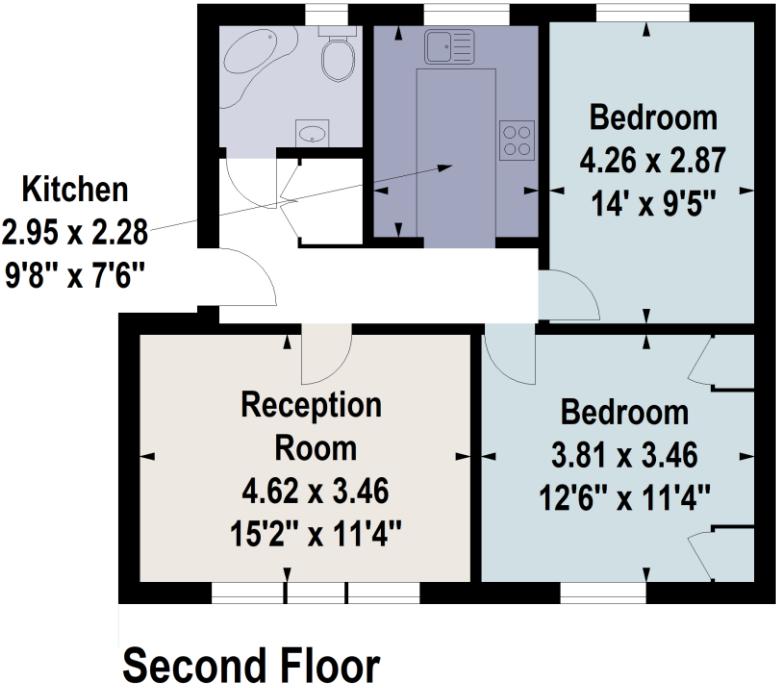
Approximate Gross Internal Area 62 sq.m (667 sq.ft)
(Excluding Garage)



For Identification Only. Not To Scale.
© Mays Floorplans



Ground Floor
(not in correct
Orientation)



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