



**JAMES
ANDERSON**



FOR SALE

£280,000

Wimbledon Park Side, London, SW19

Guide Price

This charming two double bedroom flat in Oatlands Court presents an excellent opportunity for those looking to make their mark on a property in a sought-after location. The flat, which is in need of updating, offers a blank canvas for potential buyers to create their ideal living space.

Upon entering, you will find a welcoming reception room that provides a comfortable area for relaxation and entertaining. The two spacious double bedrooms are perfect for accommodating family or guests, ensuring ample space for everyone. The property also features a well-appointed bathroom, catering to your everyday needs.

One of the standout features of this flat is the private balcony, which offers a delightful outdoor space to enjoy fresh air and views, perfect for unwinding after a long day. The building benefits from lift access, making it easily accessible for all residents, and there is also the added convenience of residents parking.

With no onward chain, this property is ready for a swift transaction, allowing you to settle into your new home without delay. Whether you are a first-time buyer, an investor, or looking to downsize, this flat in Wimbledon Park Side is a fantastic opportunity to secure a property in a vibrant and well-connected area of London. Don't miss your chance to transform this flat into your dream home.



Two Double Bedrooms



One Bathroom & Separate WC



Large Reception Room



Separate Kitchen



Leasehold - Council Tax Band A



591 sq ft/ 54.9 sq m



In Need of Updating



Lift Access



Private Balcony



No Chain



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

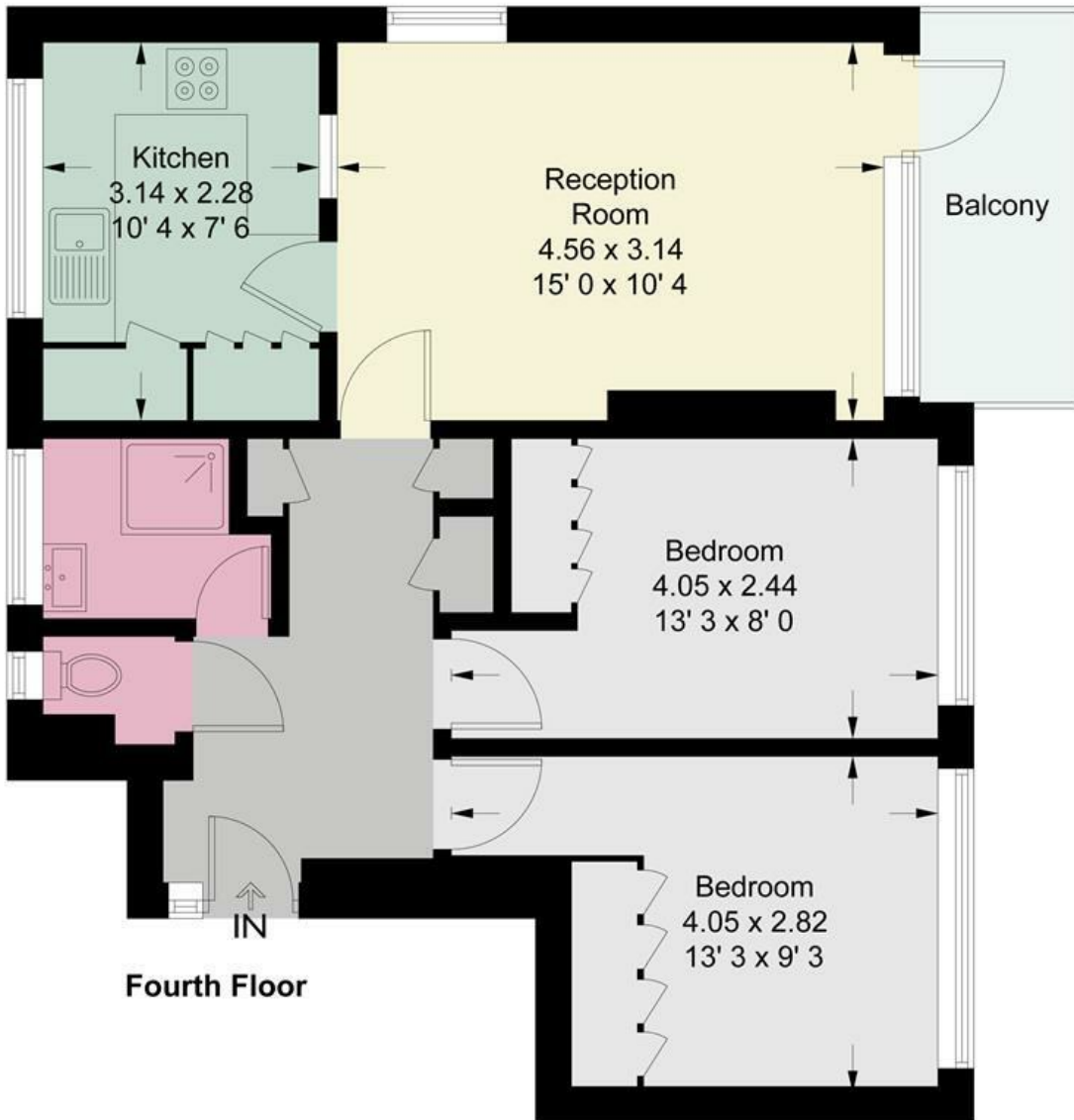
0208 785 4400

Wimbledon Park Side

Approximate Gross Internal Area = 591 sq ft / 54.9 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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