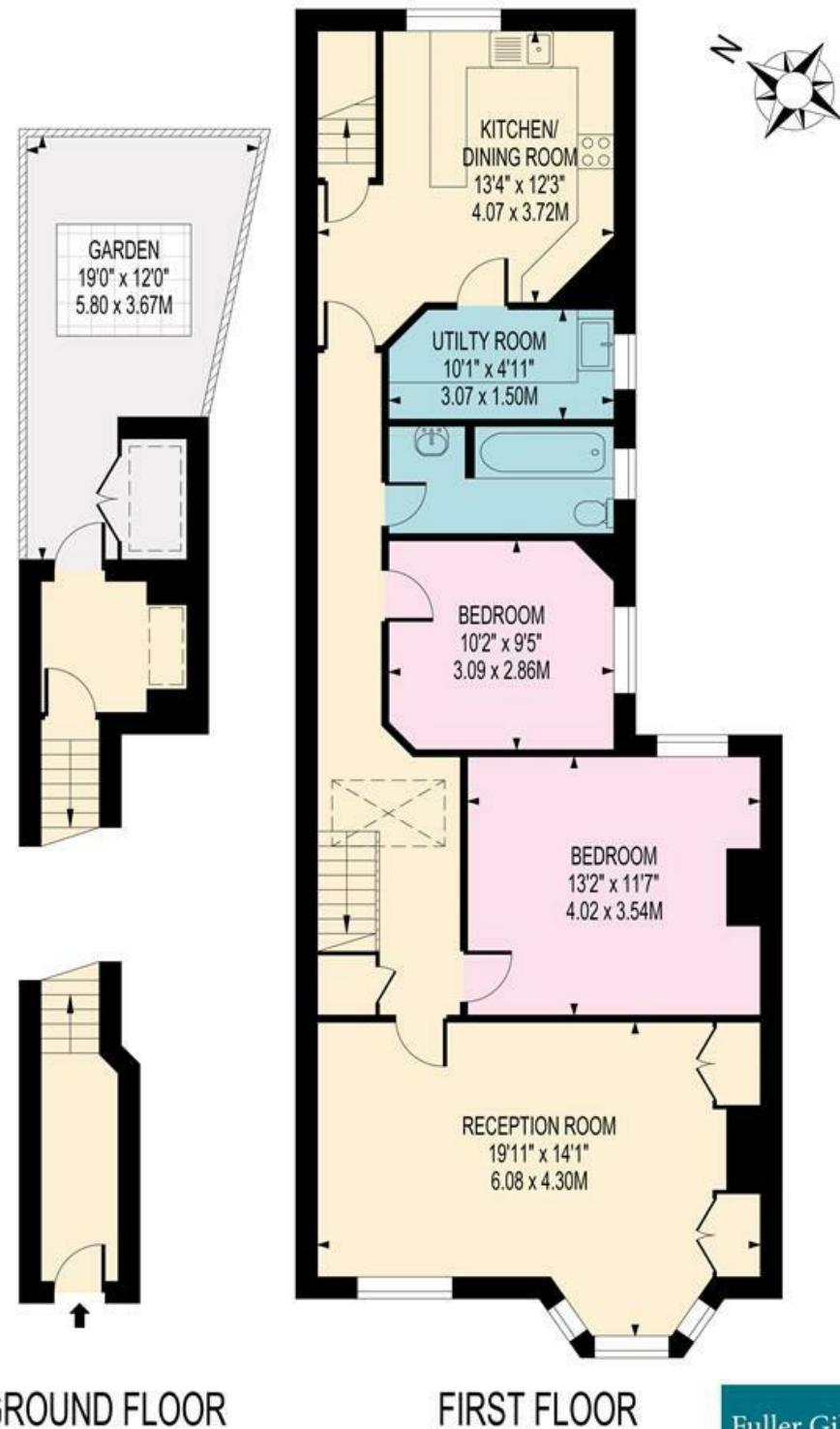


**PANMUIR ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA : 1027 SQ FT- 95.40 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**20 Panmuir Road,  
West Wimbledon, SW20 0PZ**

**£640,000 Leasehold**

Fuller Gilbert & Co are delighted to offer for sale this superbly presented two bedroom first floor purpose built period maisonette with direct access to a charming private garden. This characterful property is situated in a much sought after residential cul-de-sac. \* Lease remaining 160 years \* Service Charge £350 approx \* Ground Rent Peppercorn \* Council Tax Band D

- Spacious Entrance Hall/Landing
- Bathroom
- Superb Living Room with Bay Window
- Excellent Storage Space
- Very Convenient Location
- Two Good Size Bedrooms
- Great Size Kitchen/Diner
- Pretty Garden
- Superbly Presented
- Sole Agent

020 8016 9700

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

**Location**

The property is situated in this sought after West Wimbledon area with the useful amenities of Raynes Park nearby, including a Public Library, Waitrose, a selection of coffee shops and restaurants and other small businesses. Raynes Park commuter station offers fast and frequent rail connections to London Waterloo. Hollymount School, Holland Gardens and Cottenham Park are all close-by.



**Description**

A major feature of this superb period property is the particularly spacious and elegant living room - facing west, which is bathed in sunlight on a nice day. In the spacious kitchen diner is a staircase down to the garden. There are two good size bedrooms and a modern bathroom. The property also benefits from a separate utility. All the rooms are well proportioned and the garden is perfect for a summertime barbeque.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
<b>England &amp; Wales</b>		70	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

