



124 REPLINGHAM ROAD, SOUTHFIELDS,  
LONDON, SW18 5LL

*£525,000 Leasehold*



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

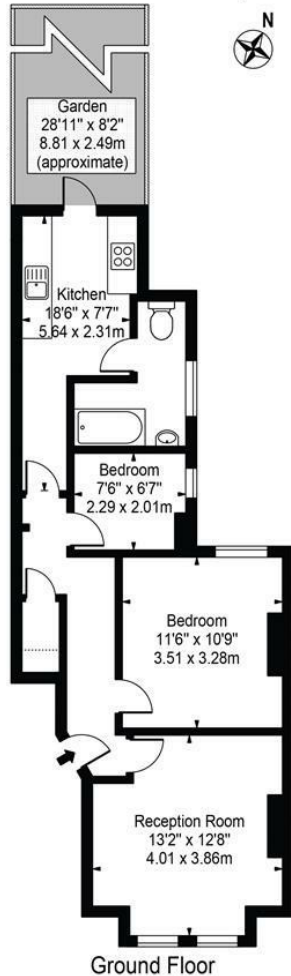
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Replingham Road, SW18 5LL

Approx. Gross Internal Area 594 Sq Ft - 55.18 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

### Description

A ground floor period garden flat comprises entrance hall leading to reception, double bedroom, single bedroom, family bathroom and kitchen with access to the private rear garden

The property is neutrally decorated with double glazing, gas central heating and presented well with no onward chain

### Location

Located in the desirable area of Southfields just 0.3 miles from Southfields Underground District Line station (Sloane Square / Victoria approx 20 mins).

Southfields is a thriving London village with a wide selection of day to day shops, coffee shops, restaurants, a library and the 39 and 493 bus routes.

Wimbledon Park is very close by and a fantastic open space offering a selection of leisure activities including boating lake with Water Sports centre, tennis courts, a bowls pavilion, two children's play parks, an athletics stadium and a cafe.

There are a number of local schools including Riversdale, Sheringdale and Wimbledon Park Primary Schools and St Cecilia's Church of England Secondary school.

### Important info

EPC Rating: C / Council Tax: Wandsworth Band F

Lease: New 999 years / Ground Rent: Peppercorn / Service Charge: Contribution to insurance



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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