



CANNON HILL LANE, SW20
£550,000 LEASEHOLD

Winkworth



CANNON HILL LANE, SW20

This spacious three-double-bedroom maisonette located on the first floor offers a potential for loft extension (STPP).

This three-bedroom maisonette offers well-laid-out accommodation, featuring a bright living room at the front of the property, and a separate kitchen with direct access to a private rear garden with a west-facing aspect. The property also includes three bedrooms - one with built-in storage, and a family bathroom.

Thoroughly upgraded approximately nine years ago, the property benefits from new windows and a modern central heating boiler.

The property is within the catchment area for the highly regarded Rutlish School, Wimbledon Chase Primary School, and Joseph Hood Primary School.

Ideally located just a few hundred meters from Wimbledon Chase station (Thameslink), the property provides excellent transport links to Central London and easy access to the A3 and M25. A variety of shops and amenities are within easy reach, including the David Lloyd sporting facility.



The property is eligible for resident parking permit and is offered for sale with no onward chain.

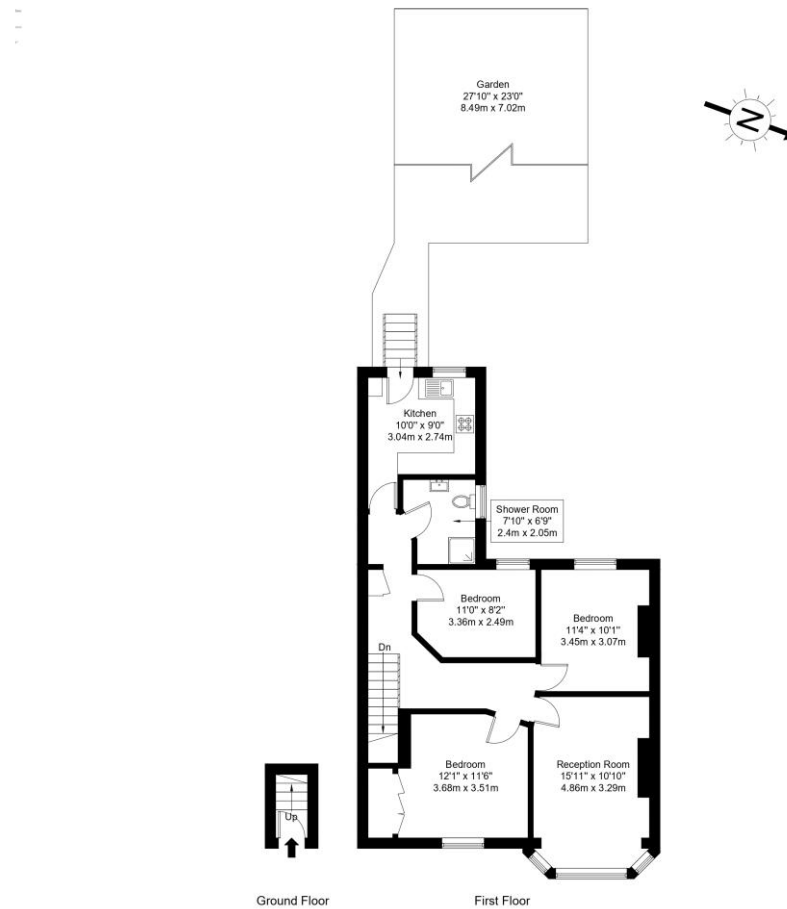
EPC C

Council Tax Band D



Cannon Hill Lane, SW20 9EP

Approx Gross Internal Area = 81.2 sq m / 874 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		70	78
(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	

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