



Lord Estates

Established 1978

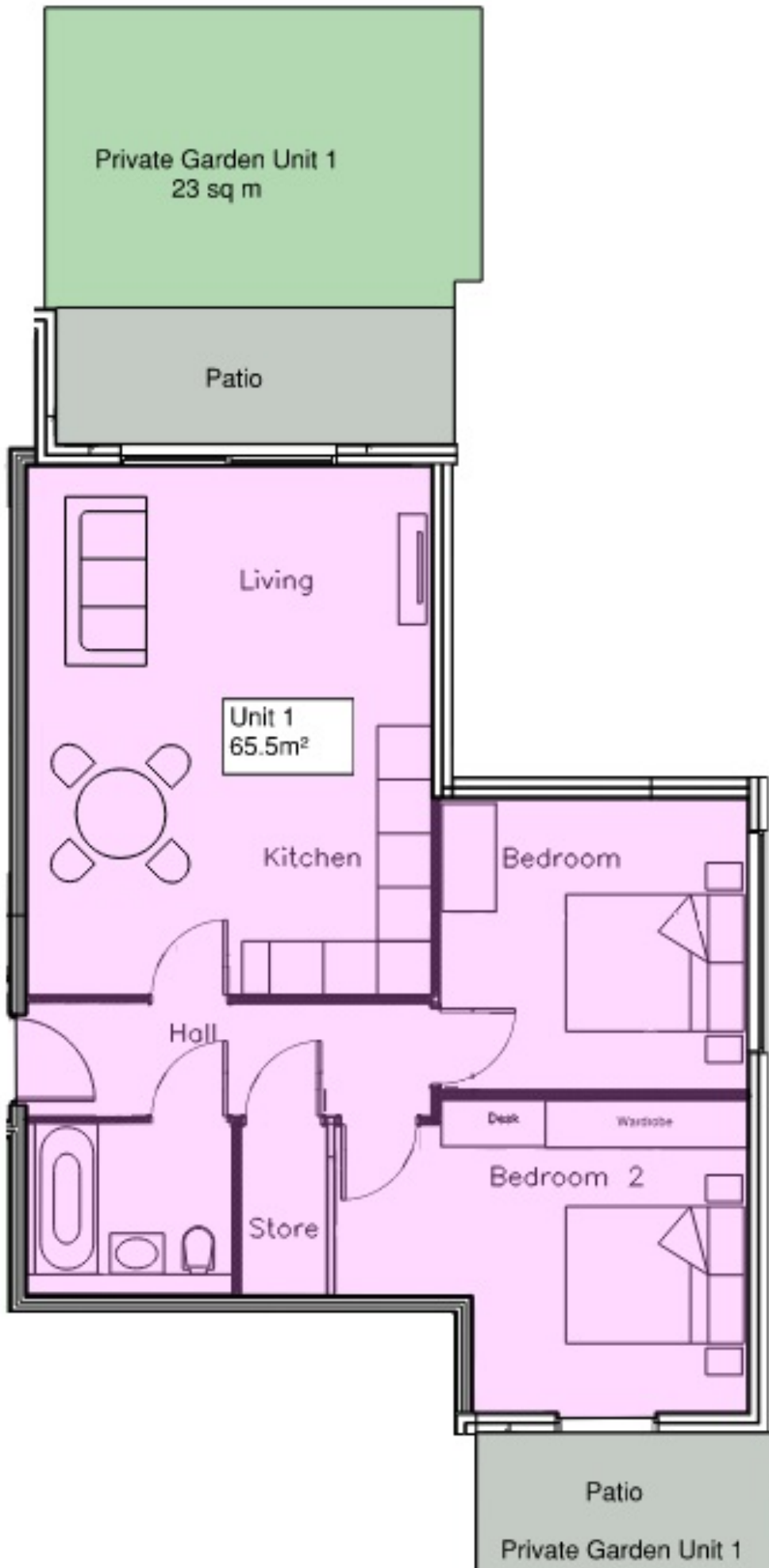
AURA HOUSE, SW20 8LX



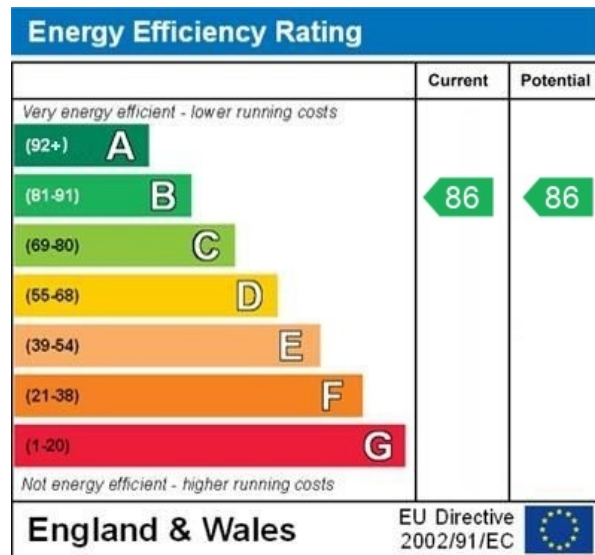
£635,000

An amazing 2 bed, 1 bath apartment with the balcony, large private terrace on the Ground floor of this unique smart green new-built development enjoying high-end finishes within the living space of GIA 65.2 sq. m (701 sq. ft.) benefiting from wet underfloor heating, air source heat pump, smart lighting and heating controls, built in wardrobes and many more modern features making your living comfortable and cost efficient. This small building of 9 flats is conveniently located close to Wimbledon Chase station, only 1 mile away from Wimbledon station. Gross Internal Area: 701 Sq Ft // 65.2 Sq M approx. Service Charge: £147 per calendar month approx. Ground Rent: £1 p.a Council Tax Band: E (London Borough of Merton) Specifications and Finishes at Aura House: German designer Kitchen, with spacious larders to each Unit additionally Wet UFH (underfloor heating) throughout (no radiators taking space) Instant Boiling Water Taps and water filter (no kitchen kettle will be needed) CCTV in operation 24/7 Landscaped Gardens with new trees and plants Acoustic Triple glazed windows Eco-ethical building methods Wood Engineered Flooring in open plan areas; and the highest grade laminate in bedroom 10 year Build Warranty Leasehold: 999 yrs approx.









WWW.EPC4U.COM

Terms and conditions

Tenure: Leasehold
Leasehold: 999 years approximately

Property Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.