



**PETRAS  
PROPERTY**

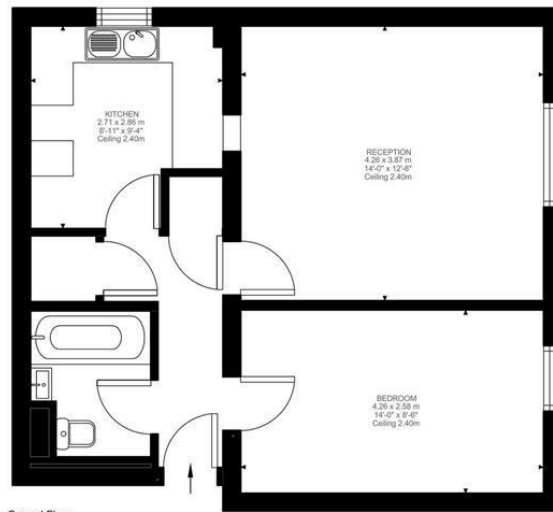


## **Flat 2 Princess Court 115 Hartfield Road, London, SW19 3TJ**

A fabulous one bedroom flat situated on the ground floor of this popular development close to Wimbledon Town Centre.

The owners have upgraded the property to offer low maintenance and efficient living. The flat has a bright and spacious bedroom and living room, a fully fitted kitchen and bathroom and communal gardens.

Wimbledon Mainline Station and Wimbledon Town Centre are very close by for excellent travel links into London as well as excellent shopping and leisure facilities. Offered with no chain, this property would make a great first time or investment purchase.



Ground Floor  
504 ft<sup>2</sup>

Hartfield Road, SW19  
Approximate Gross Internal Area  
46.86 SQ.M / 504 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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