

# Rolfe East



London Road, SL5

£775,000

- Stunning Villa
- First Floor Apartment
- Communal Gardens
- Borders Sunningdale Ladies Golf Course
- Three Double Bedrooms
- 99 Year Lease

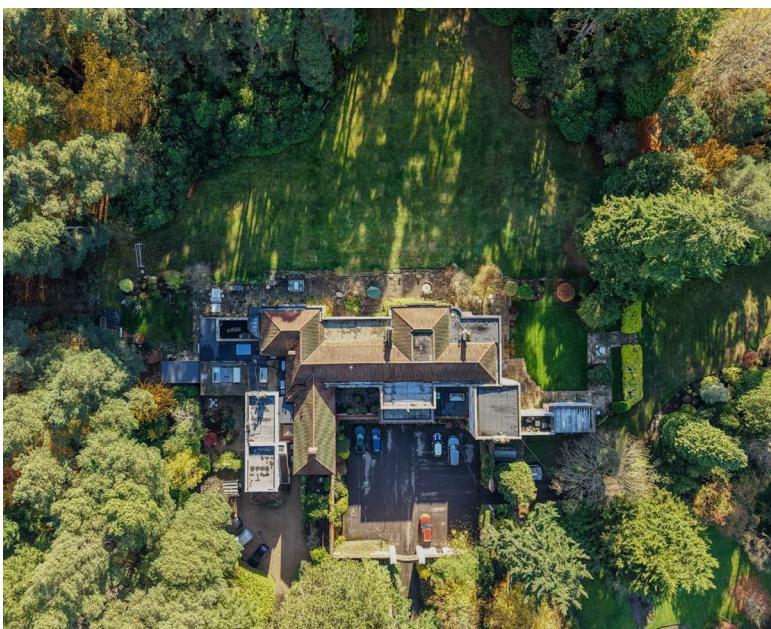
A well presented first floor apartment set within Spanish-style villa boasting character, charm and period features. The property offers a large reception room, fitted kitchen, three double bedrooms, and a modern family bathroom.

Sunning House is situated in an area with world renowned golf courses to include Wentworth, Sunningdale, Swinley Forest and The Berkshire.



Council Tax Band: D







## London Road, Sunningdale

Approximate Area = 1818 sq ft / 168.8 sq m

For identification only - Not to scale



## Directions



## Viewings

Viewings by arrangement only.  
Call 020 8579 1111 to make an appointment.

## EPC Rating:

C

|  |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| England & Wales                                    |   | EU Directive 2002/91/EC |           |