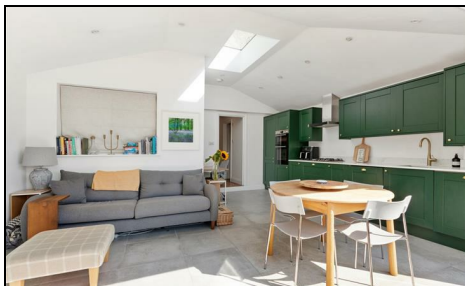


Queens Road Wimbledon, SW19 8NX

£650,000 Leasehold - Share of Freehold



A superbly presented and spacious two double bedroom ground floor period conversion flat, boasting a significant 60 ft south facing Private Garden, off-street parking and share of freehold ownership. Located on Queens Road, in the sought after 'South Park Gardens' area of Wimbledon.

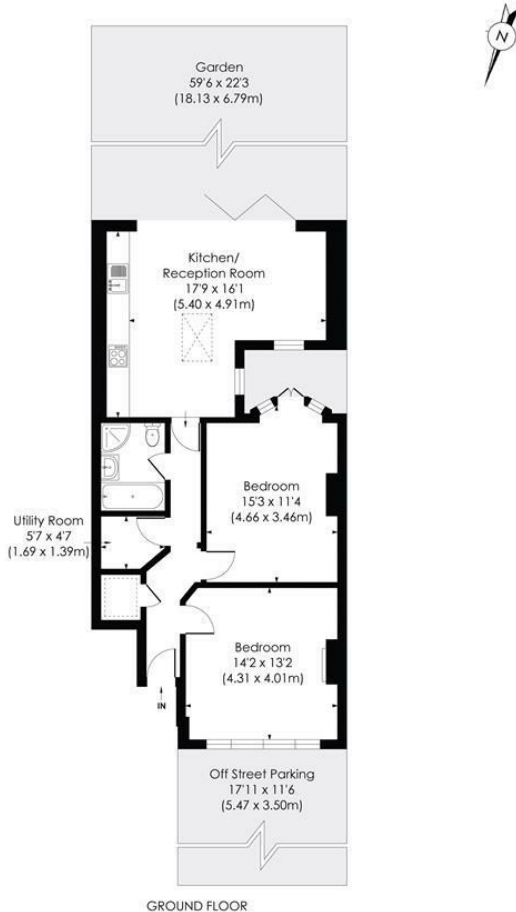
Offering 780 sq ft of accommodation, comprising two well-appointed double bedrooms (one opening out onto a cosy private courtyard), four piece family bathroom and utility area. The property has been extended by the current owners to create a beautiful open-plan kitchen/diner with a contemporary kitchen and integrated appliances, and bi-fold doors open out onto a rarely available 60ft private south-facing sunny garden.

Positioned a short walk from Wimbledon High Street, Mainline Train and Thameslink stations, with desirable schools in close proximity, this is a rarely available garden flat in the heart of SW19 and viewings are highly recommended.

QUEEN'S ROAD, SW19

Approx. Gross Internal Floor Area

780 Sq. ft/72.43 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Spacious Ground Floor Conversion Flat
- Two Double Bedrooms
- Private Garden
- Off-Street Parking
- Contemporary Open-plan Kitchen/Diner Extension
- Central Location in Wimbledon
- Close to Multiple Transport Links and Sought After Schools
- Share of Freehold (Underlying Lease of 948 Years)
- Ad-Hoc Service Charges, Peppercorn Ground Rent
- EPC Rating - C, Merton Council Tax Band - D



Energy Efficiency Rating		Current	Potential
How energy efficient? Lower running costs			
A	92-100		
B	81-91		
C	69-80	76	76
D	55-68		
E	39-54		
F	29-38		
G	1-28		
How energy efficient? Higher running costs			
England & Wales			
EU Directive			

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