

## Henfield Road Wimbledon, SW19 3HU

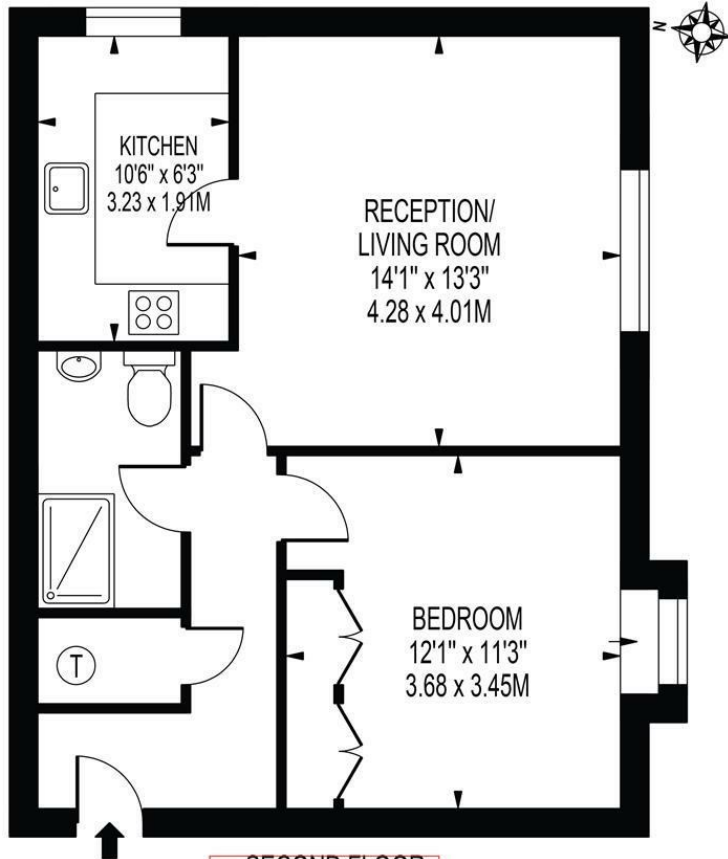
**£360,000 Leasehold - Share of Freehold**



**A well presented one double bedroom top floor purpose-built flat, benefiting from share of freehold ownership, allocated parking, no onward chain and enviably located in the heart of Wimbledon and equidistant to both Dundonald and Wimbledon Chase. This spacious flat has a bright and airy reception room, separate kitchen and a modern family bathroom, with the double bedroom boasting built-in storage. Both the bedroom and reception area profit from a southern aspect. Located a short walk to Wimbledon Town Centre and The Mainline, and with the added benefit of a very long lease, this is an ideal first time purchase or investment.**

## HENFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 537 SQ FT - 49.85 SQ M



**SECOND FLOOR**  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Top Floor Purpose-Built Flat
- One Double Bedroom
- Allocated Parking Space
- Sought after Location in Wimbledon
- Close Proximity to Multiple Transport Links and Outstanding Schools
- No Onward Chain
- Share of Freehold - Annual Service Charges £1,460.40, No Ground Rent
- Underlying Lease Years Remaining - 986
- EPC Rating C
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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