

## Bridges Road Wimbledon, SW19 1EN

**£515,000 Leasehold**

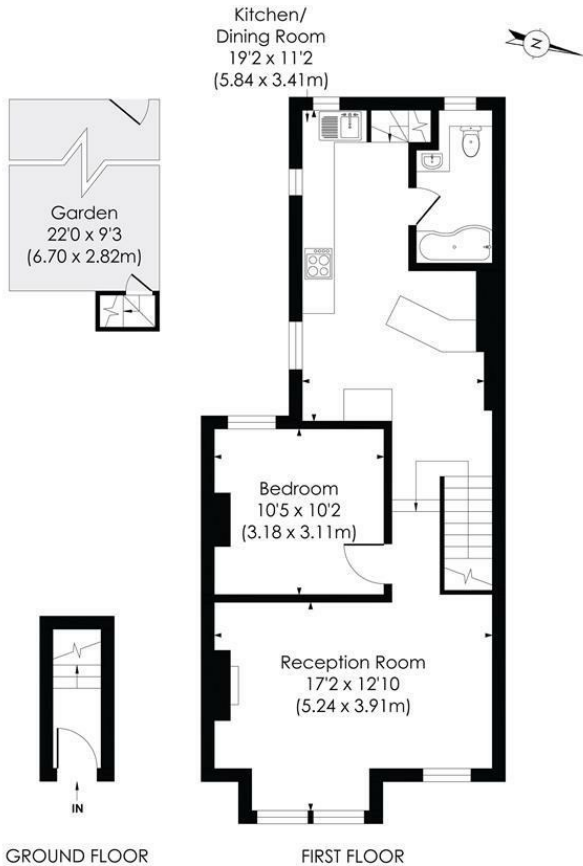


**A newly refurbished, one bedroom, first floor, Victorian maisonette with a private west-facing rear garden. With its own private entrance, comprising a spacious reception room, a well appointed double bedroom a three-piece family bathroom and kitchen/diner at the rear. Stairs from the kitchen lead directly out to the private sunny garden which is low maintenance. With an abundance of period features and traditional charm, this is a brilliant first time purchase.**

**Situated in a great location being within easy reach of both Northern Line and Mainline Wimbledon Stations, the property is also being sold with the benefit of no onward chain and superb extension potential into the loft (STPP). As flats in this condition are unusual at present, an early viewing is recommended.**

**BRIDGES ROAD, SW19**

Approx. Gross Internal Floor Area  
643 Sq. ft/59.74 Sq. m



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.

- First Floor Victorian Period Garden Maisonette
- One Double Bedroom
- Spacious Reception
- Desirable Location in Wimbledon Town
- Private Garden
- Walking Distance to Mainline Train and Northern Line Tube
- Leasehold - 136 Years Remaining
- Ad-Hoc Service Charges, Annual Ground Rent - £30
- EPC Rating - D
- Merton Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(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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