

## Queens Road Wimbledon, SW19 8LR

**£300,000 Leasehold - Share of Freehold**

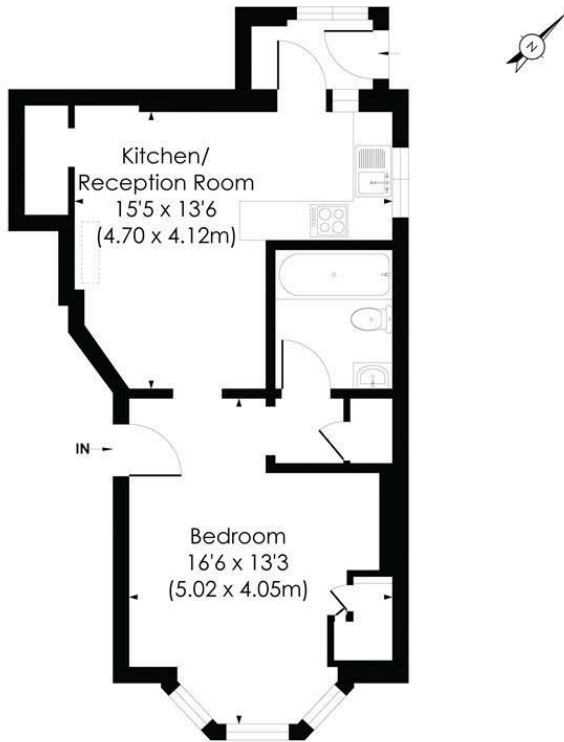


**A fantastic opportunity to purchase a studio/one bedroom ground floor flat, with no onward chain, close to Wimbledon High Street and Station and with the added bonus of a designated off street parking space. The property does require modernisation throughout but is sold with the added benefit of Share of Freehold and would be an excellent first time purchase or Buy To Let investment.**

**Early Viewings Highly Recommended.**

**QUEENS ROAD, SW19**

Approx. Gross Internal Floor Area  
466 Sq. ft/43.33 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.

- Victorian Conversion
- No Onward Chain
- Studio/One Bed
- Ground Floor
- Designated Off Street Parking
- Excellent Transport Links
- Requires Refurbishment
- Share Of Freehold
- Council Tax Band C
- EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(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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