

Graham Road London, SW19 3SL

£675,000 Leasehold - Share of Freehold



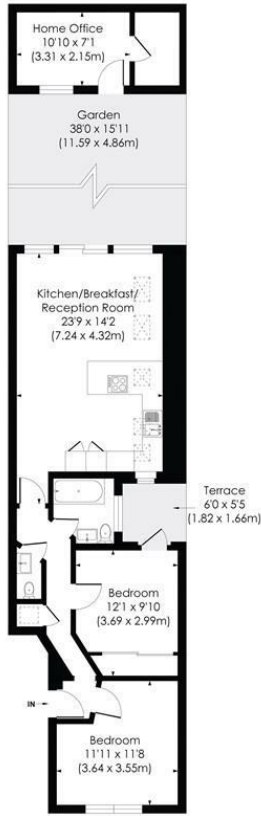
A superbly well presented, two double bedroom Period garden flat with a wonderful modern extension, south facing garden and summer house/studio. The extension houses a contemporary kitchen with integrated Miele Smart Appliances, dining area and spacious living accommodation with wooden flooring throughout and sliding double glazed doors to a landscaped private rear garden. At the rear of the garden there is a brick built summer house currently used as a study/gym. The master bedroom boasts access to its own private terrace with the second bedroom being a generous double with both being serviced by a luxurious bathroom suite and additional separate w/c. Situated in this tree lined street in a prime Wimbledon location, conveniently placed for Wimbledon Town centre, station & amenities with District line and mainline train services to central London. South Wimbledon Northern line is also close by, early viewing highly recommended.

GRAHAM ROAD, SW19

Approx. Gross Internal Floor Area

Total including home office 791 Sq. ft/73.48 Sq. m

Total excluding home office 681 Sq. ft/63.29 Sq. m



GROUND FLOOR

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PROPERTY MARKETING

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.

- Southern Aspect Private Garden
- Share Of Freehold
- Two Double Bedrooms
- Excellent Open Plan Kitchen/Dining Room/ Lounge
- Superb Bathroom Suite
- Additional W/c
- Incredibly Sought After Location
- Council Tax Band - D
- Current EPC Rating - C



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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