

**Quicks Road  
Wimbledon, SW19 1EY**

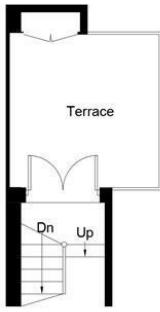
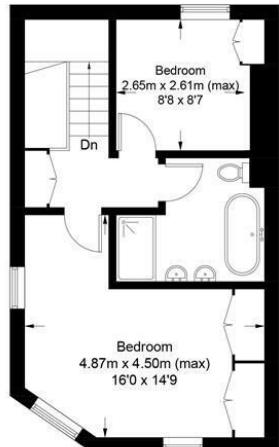
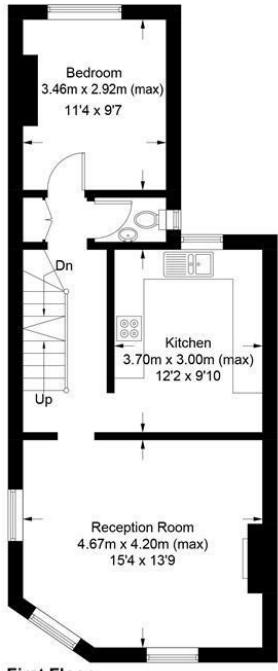
**£650,000 Leasehold**



**A lovely, three bedroom, split-level Victorian flat, located within the highly sought after Battles area, being within easy reach of both Northern Line and mainline stations, Wimbledon town centre and excellent local schools. With it's own private entrance offering an abundance of storage, stairs lead to the first floor where you are welcomed by a fantastic bright space with triple aspect windows and wood flooring, a separate kitchen/breakfast room, a w/c and bedroom three. As well as two further bedrooms and a four piece bathroom suite on the top floor, there is also the benefit of a private South facing roof terrace. As flats of this size are rare in this area an early viewing is recommended.**

## Quicks Road, SW19

Approximate Gross Internal Area = 101.4 sq m / 1091 sq ft  
(Including External Store)



Ground Floor



Third Floor

First Floor

This floor plan is for representation purposes only and is not drawn to scale.

The Gross Internal Area includes outbuildings shown on the plan.

Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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- Spacious Split Level Flat
- Private Entrance
- Three Bedrooms
- Private Roof Terrace
- Large Kitchen
- Spacious Reception Room
- Excellent Transport Links
- EPC Rating D
- 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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