

**Quicks Road  
Wimbledon, SW19 1EX**

**£550,000 Freehold**



A well presented two double bedroom ground floor Victorian conversion flat with private garden and coming with the full freehold ownership, located conveniently between Wimbledon mainline station and the Northern Line. The property benefits from well proportioned rooms including two double bedrooms, family bathroom and a spacious kitchen/dining area at the rear with double doors leading out onto the private garden. There is also the potential to extend subject to the usual consents. Situated in this highly accessible location close to Wimbledon Centre and amenities, and walking distance to both Wimbledon Mainline and South Wimbledon Tube, this is a fantastic first time purchase.



### QUICKS ROAD, SW19

Approx. Gross Internal Floor Area  
**645 Sq. ft/60.01 Sq. m**  
 (Including reduced height)



- Ground Floor Victorian Conversion Flat
- Two Double Bedrooms
- Private Garden
- Open-Plan Kitchen/Dining Area
- Potential To Extend (STPP)
- Sold with the Full Freehold to the Building
- Service Charges - Ad-Hoc, Ground Rent - N/A
- Underlying Lease Years Remaining - 984 years
- EPC Rating D
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	75
EU Directive 2002/91/EC			

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