

Queens Road Wimbledon, SW19 8NY

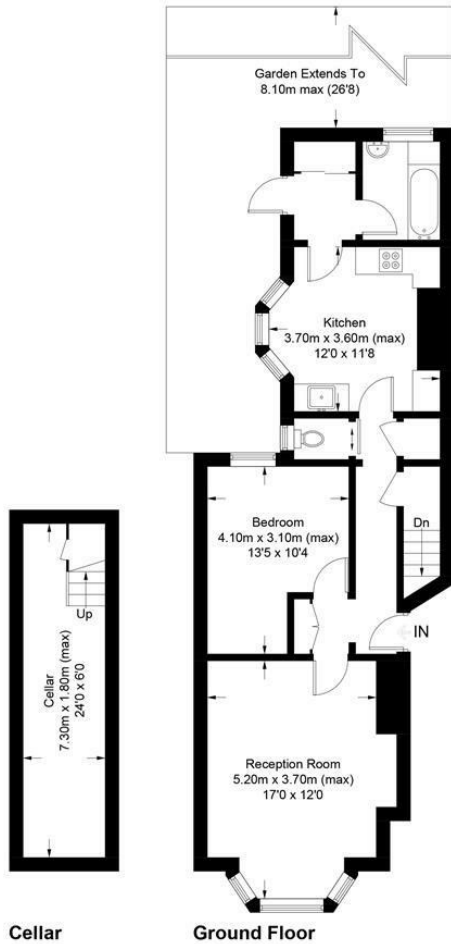
£425,000 Leasehold - Share of Freehold



A fantastic one bedroom Victorian ground floor flat with no onward chain, share of freehold and a large South facing garden located close to Wimbledon town centre and Thameslink station. This bright and airy flat has well proportioned rooms, high ceilings and is in lovely condition. There is a large front living room, good sized double bedroom, w/c, cellar, an eat-in kitchen and a family bathroom. The garden has side access and gives any buyer the opportunity to extend subject to the usual consents.

Queens Road, SW19

Approximate Gross Internal Area = 71 sq m / 757 sq ft



Cellar

Ground 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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- Large One Bedroom Victorian Flat
- South-Facing Garden
- Potential to Extend STPP
- Share of Freehold
- No Onward Chain
- High Ceilings
- Bright and Airy
- Cellar

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

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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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