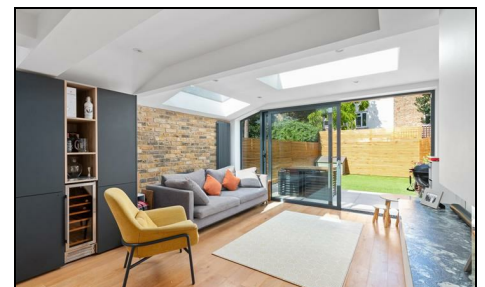
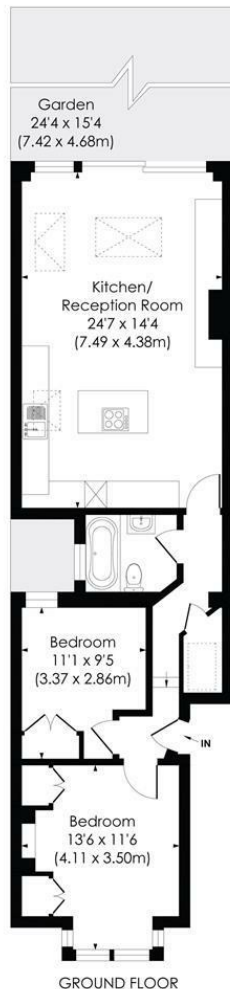


## Ridley Road Wimbledon, SW19 1ET

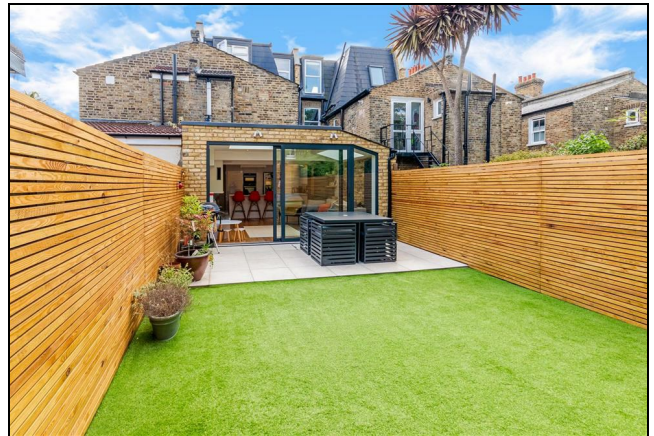
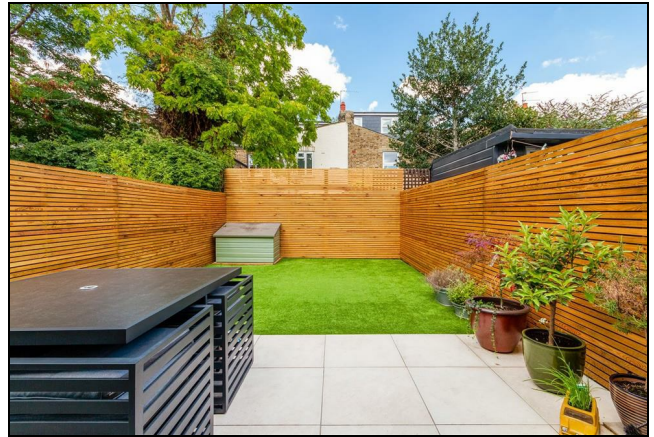
£675,000 Leasehold



An exceptionally well presented, two bedroom Period garden flat with a stunning modern extension. The extension houses a contemporary kitchen with impressive island, family room, spacious living accommodation with a stylish built in contemporary fire and bi fold doors to a landscaped private rear garden. The two bedrooms are complimented by a luxurious modern bathroom. 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.



**RIDLEY ROAD, SW19**  
 Approx. Gross Internal Floor Area  
**723 Sq. ft/67.19 Sq. m**



**pixangle**  
 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.

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- Stunning living space with tall sliding doors to garden
- Bespoke designer joinery & contemporary remote controlled fireplace
- Luxuriously appointed bathroom
- Two Bedrooms
- Private landscaped rear garden
- Ground Rent - £250 p/a Service Charge - N/a Building Insurance - £263.97 (for the last year)
- Lease - approx. 121 years remaining.
- Council Tax Band C
- EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	71
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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