

**Toynbee Road
Wimbledon, SW20 8SL**

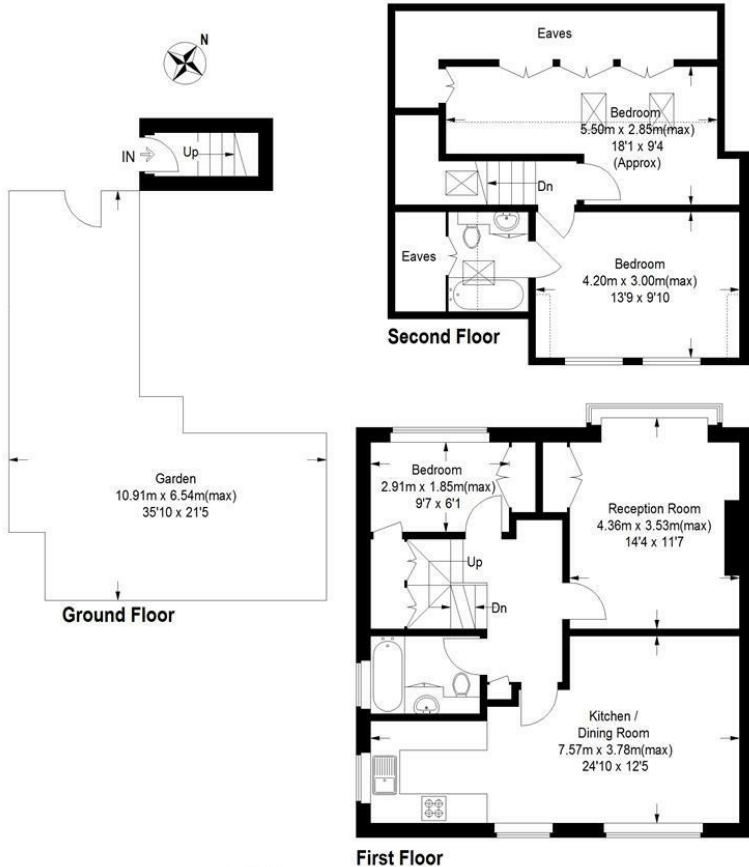
£640,000 Leasehold



A beautiful, three bedroom, two bathroom, split-level purpose-built maisonette with a South-West facing private garden and no onward chain ideally located between Dundonald and Wimbledon Chase schools. This stunning maisonette with 1179 sq ft of family living space has been refurbished to a high standard and extended into the loft by the current owners to add two further bedrooms and an en-suite. In addition there is a bright front reception, large kitchen/diner, family bathroom and study on the first floor.

Toynbee Road, SW20

Approximate Gross Internal Area
 Ground Floor = 2.1 sq m / 23 sq ft
 First Floor = 60.8 sq m / 654 sq ft
 Second Floor (Including Eaves) = 46.6 sq m / 502 sq ft
 Total = 109.5 sq m / 1179 sq ft



= Reduced headroom below 1.5 m / 5'0

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.
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- Three Bedrooms
- Purpose-Built Split-Level Maisonette
- Stunning Condition
- South-West Facing Garden
- Share of Freehold
- 1179 Sq Ft
- Sought After Dundonald Park Area
- No Onward Chain
- EPC rating C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	79
(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	

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