

Dryden Road Wimbledon, SW19 8SQ

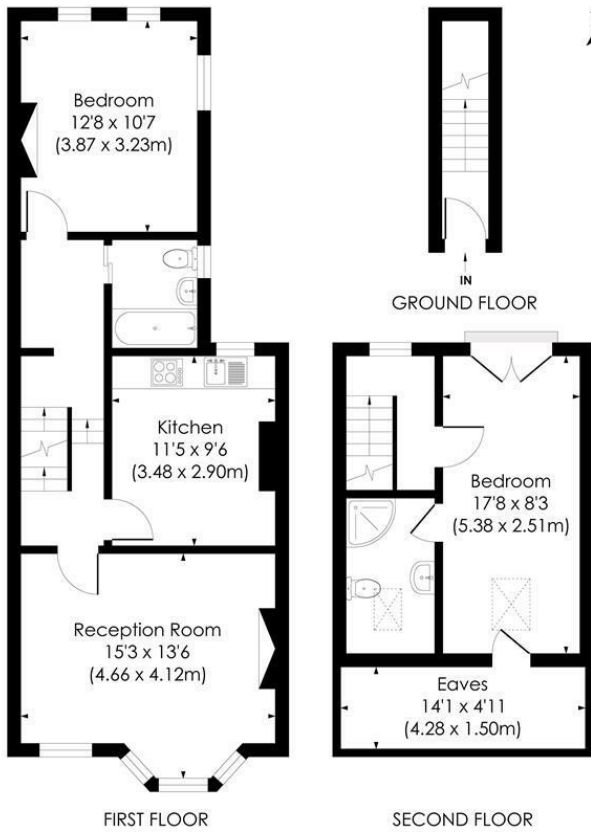
£450,000 Leasehold - Share of Freehold



A larger than average two bedroom first floor Victorian conversion flat situated in the sought after Poets area of Wimbledon, being within easy reach of Mainline, Northern Line and Thameslink stations. The spacious split-level flat features a large reception room, two double bedroom, two bathroom and a separate kitchen. Offered to the market with no onward chain and a share of freehold. With an abundance of space and light this property would make a superb first time purchase.

DRYDEN ROAD, SW19

Approx. Gross Internal Floor Area
870 Sq. ft/80.78 Sq. m



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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.

- First Floor Victorian Conversion Flat
- Two Bedrooms
- Two Bathrooms
- Large Reception Room
- Share Of Freehold - Underlying Lease of 975 years
- Close To Wimbledon Town & Transport Links
- No Onward Chain
- 870 Sq. Ft
- EPC Rating D
- Council Tax C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(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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