

## Wycliffe Road Wimbledon, SW19 1ES

**£500,000 Leasehold - Share of Freehold**



An exceptional one double bedroom Victorian ground floor maisonette with Share of Freehold, a private garden and entrance, and offered to the market with no onward chain. Enviably located on a quiet, residential tree-lined street in the heart of Wimbledon, in close proximity to both Wimbledon Mainline Station and the Northern Line Tube.

In excellent condition throughout and combining period charm with a contemporary finish, benefitting from a large front reception, one well-proportioned double bedroom (with built-in wardrobes), a modern family bathroom and kitchen/diner at the rear. Doors open out onto a sunny east facing private garden, which backs out onto the scenic Haydons Road Park. The maisonette also boasts superb potential to extend on the ground floor (subject to the usual consents).

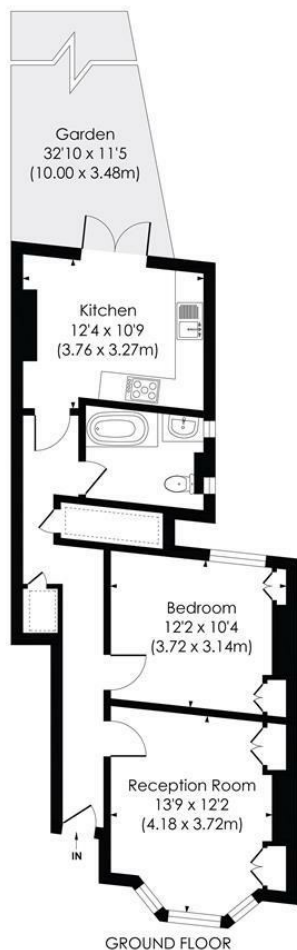
This sought after ground floor period garden maisonette is the perfect first time purchase to get onto the property ladder. Viewings are highly recommended.



## WYCLIFFE ROAD, SW19

Approx. Gross Internal Floor Area

601 Sq. ft/55.83 Sq. m



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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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- Victorian Ground Floor Maisonette
- Excellent Condition Throughout
- Private Garden
- Private Entrance
- Walking Distance to Mainline and Northern Line
- Potential to Extend - STPP
- No Onward Chain
- Share of Freehold (Underlying Lease of 964 Years Remaining)
- Ad-Hoc Service Charges, No Ground Rent
- EPC Rating - C , Merton Council Tax Band - C



| Energy Efficiency Rating                                                                                                                                                               |        | Current      | Future |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------------|--------|
| The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient). The rating is based on the property's energy performance certificate (EPC). |        |              |        |
| A                                                                                                                                                                                      | 92-100 |              |        |
| B                                                                                                                                                                                      | 81-91  |              |        |
| C                                                                                                                                                                                      | 69-80  | 73           | 79     |
| D                                                                                                                                                                                      | 55-68  |              |        |
| E                                                                                                                                                                                      | 39-54  |              |        |
| F                                                                                                                                                                                      | 29-38  |              |        |
| G                                                                                                                                                                                      | 1-28   |              |        |
| The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient). The rating is based on the property's energy performance certificate (EPC). |        |              |        |
| England & Wales                                                                                                                                                                        |        | EU Directive |        |

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