

**Quicks Road
Wimbledon, SW19 1EZ**

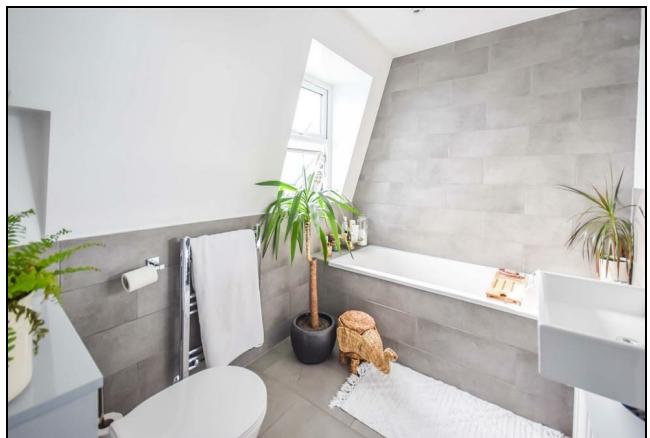
£575,000 Leasehold



A beautiful, three bedroom, two bathroom, Victorian split-level maisonette located in the Battles area of Wimbledon, close to various transport links, parks and schools. This stunning property has been extended and refurbished to a high standard and boasts views over Quicks Road Recreation Grounds. On the first floor is a fantastic open plan kitchen/living area with parquet flooring throughout, a bespoke kitchen with island, bedroom and shower Room. The top floor has a master bedroom with an exquisite family bathroom and a further bedroom.

Quicks Road, SW19

Approximate Gross Internal Area = 75.4 sq m / 812 sq ft
(Including Eaves / Storage)



- Period Conversion
- Split Level
- Three Bedrooms
- Two Bathrooms
- Views Overlooking Park
- Open Plan Kitchen / Living Room
- Excellent Transport Links
- EPC Rating - C
- Council Tax Band C

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(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	

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