

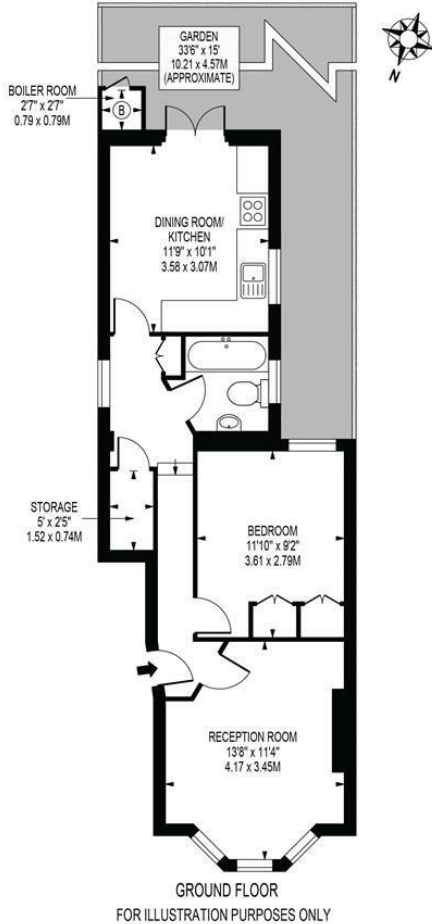
**GFF 6 Cowdrey Road  
Wimbledon, SW19 8TU**

**£439,950 Leasehold - Share of Freehold**



**A superb one double bedroom ground floor flat with private South facing rear garden presented in a wonderful condition throughout and benefitting from fantastic potential to extend (subject to the usual consents and permissions). With an abundance of character features, a large lounge, spacious bedroom and situated close to excellent commuter routes (Thameslink, Northern line, Overground, District Line and Tram services) the property would be ideal for a first time buyer.**

**COWDREY ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 496 SQ FT - 46.08 SQ M  
 (EXCLUDING BOILER ROOM)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF BOILER ROOM: 7 SQ FT - 0.62 SQ M



GROUND FLOOR  
 FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Garden Flat
- One Double Bedroom
- Well Presented Throughout
- Kitchen/Breakfast Room
- No Onward Chain
- Superb Extension Potential (STPP)
- Share Of Freehold
- Service Charge - Ad/hoc
- EPC Rating D
- Council Tax Band C



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 102+plus                                    | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D | 61                      | 75        |
| 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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