

## Quicks Road Wimbledon, SW19 1EZ

£435,000 Leasehold



**A well presented one double bedroom Victorian ground floor maisonette with private south facing garden, located on a sought after road in the Battles area of Wimbledon with views overlooking recreation grounds. This lovely flat is bright and airy, with a double bedroom and separate lounge as well as a spacious kitchen/dining room and bathroom. Situated close to Wimbledon Town Centre and various transport links, including both Wimbledon Mainline station and South Wimbledon Underground station, this is an ideal first time purchase.**

**QUICKS ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 682 SQ FT - 63.36 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.

- One Double Bedroom Maisonette
- Ground Floor
- Private Garden
- Excellent Transport Links
- Views Overlooking Recreation Grounds
- Leasehold - Sold with new lease of 125 Years
- Service Charge - 50% of outgoings for communal areas (Amount TBC)
- Ground Rent - Nil
- EPC Rating D
- Council Tax Band C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (101-120)	A (79-100)
B (81-100)	B (69-78)
C (61-80)	C (59-68)
D (41-60)	D (49-58)
E (21-40)	E (39-48)
F (11-20)	F (29-38)
G (1-10)	G (19-28)
Not energy efficient - higher running costs	
66	76
England & Wales EU Directive 2002/91/EC	

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