

Queens Road Wimbledon, SW19 8LR

£375,000 Leasehold



A well presented top floor one double bedroom Victorian conversion flat offered to the market with off-street parking, communal gardens and superbly positioned only 0.4 miles from Wimbledon Town Centre and Mainline Train Station.

Set on the top floor of an elegant Victorian conversion building and boasting an excellent condition throughout, comprising a bright and airy reception, one larger than average double bedroom, a family bathroom and a separate kitchen.

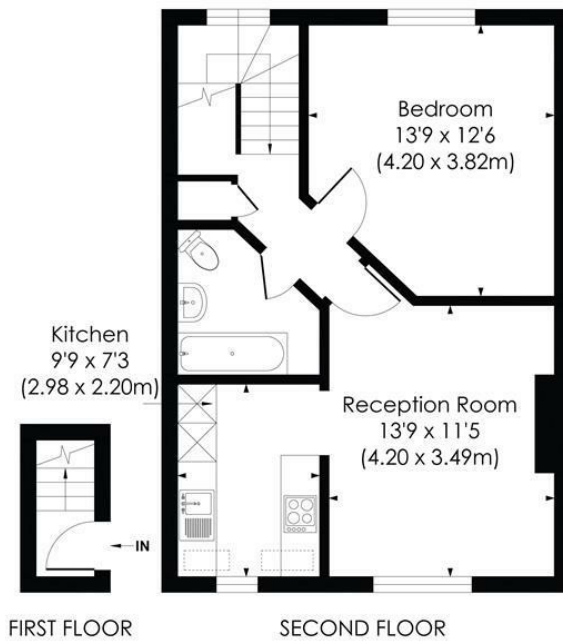
The property comes with off-street parking and communal gardens at the rear, with minimal annual maintenance charges (£650 per annum including buildings insurance costs and £100 ground rent), all run by a Right to Manage Company set up by all owners in the building.

The flat is located towards the top end of Queens Road, a short walk to the numerous bars, shops, restaurants and amenities that Wimbledon Town Centre has to offer. The likes of Wimbledon Mainline Train, District Line and Thameslink are all nearby. This is a wonderful opportunity for a first time buyer and/or investor to purchase a period property in one of Wimbledon's most sought after locations.

QUEENS ROAD, SW19

Approx. Gross Internal Floor Area

555 Sq. ft/51.55 Sq. m

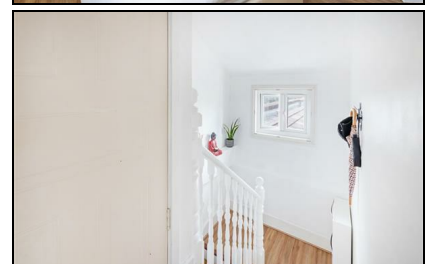


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PROPERTY MARKETING

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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- Top Floor Victorian Conversion Flat
- One Double Bedroom
- Bright and Airy Reception
- Off-Street Parking
- Communal Gardens
- Central Location in Wimbledon
- Walking Distance to Mainline Train, District & Thameslink Stations
- Leasehold - 125 Years from 17/10/1990
- Annual Service Charges - £650 , Annual Ground Rent - £100
- EPC Rating - C, Merton Council Tax Band - D



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A++ (100-92)		
A+ (91-82)		
A (81-69)		
B (68-55)		
C (54-47)		
D (46-35)		
E (34-28)		
F (27-23)		
G (22-19)		
Very energy inefficient - higher running costs		
England & Wales		
2020/21 EPC		

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