

## Trinity Road Wimbledon, SW19 8QZ

**£635,000 Leasehold - Share of Freehold**



**This charming Victorian ground floor maisonette located on Trinity Road boasting views of South Park Gardens is offered to the market with no onward chain. A delightful property with large kitchen/dining room, two bedrooms, an inviting reception room, bathroom, and one of the highlights of this maisonette - its private garden. The property's Victorian charm is evident throughout, adding character and a sense of history to the space. With views overlooking the picturesque South Park Gardens, you'll be conveniently located just moments away from Wimbledon High Street and station.**

TRINITY ROAD  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 712 SQ FT - 66.11 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.



- South Park Gardens Location
- Purpose Built Ground Floor Maisonette
- No Onward Chain
- Two Bedrooms
- Kitchen/Dining Room
- Separate Lounge
- Sold With Share Of Freehold
- Service Charge - TBC
- EPC Rating - C
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(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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