# Russell Road
# Wimbledon, SW19 1LN

## £650,000 Leasehold - Share of Freehold










A superbly presented and rarely available three double bedroom split-level Victorian conversion flat with private roof terrace, share of freehold ownership and no onward chain. Enviably located in the heart of the highly desirable ''Ministers'' area of Central Wimbledon, moments from numerous transport links and Wimbledon High Street.

Positioned on the upper two floors of a wider than average End of Terrace period property and offering just under 900 sq ft of living space, comprising three double bedrooms on the first floor with a separate family bathroom. The loft has been converted by the current owners to create a bright and airy open-plan reception, a modern kitchen with high-specification integrated appliances and a sunny south facing private roof terrace with views over Wimbledon Town.

Located on Russell Road, a short walk to both South Wimbledon Northern Line Tube and Mainline Station, with Outstanding schools nearby.

Offered to the market with the bonus of share of freehold ownership, an exceptionally long lease, no set maintenance charges, residential permit parking and no onward chain, this is a fantastic first time purchase in one of Wimbledon's most sought after postcodes.

**RUSSELL ROAD, SW19**

Approx. Gross Internal Floor Area

**898 Sq. ft/83.40 Sq. m (Including reduced height)**
**818 Sq. ft/76.07 Sq. m (Excluding reduced height)**




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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.



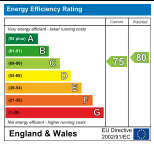













- Victorian Split-Level Conversion Flat
- "Ministers" Area of Wimbledon
- Three Double Bedrooms
- Private Roof Terrace
- Open-Plan Reception
- Close to Wimbledon Town Centre & Transport Links
- No Onward Chain
- Share of Freehold (Underlying Lease of 956 Years)
- Ad-Hoc Service Charges, No Ground Rent
- EPC Rating - C, Merton Council Tax Band - C

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