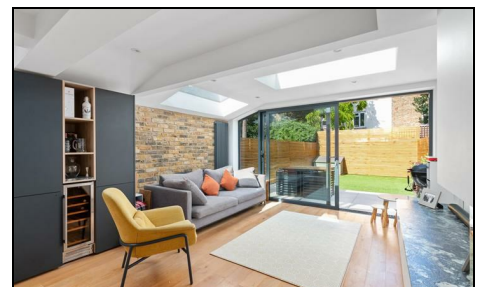
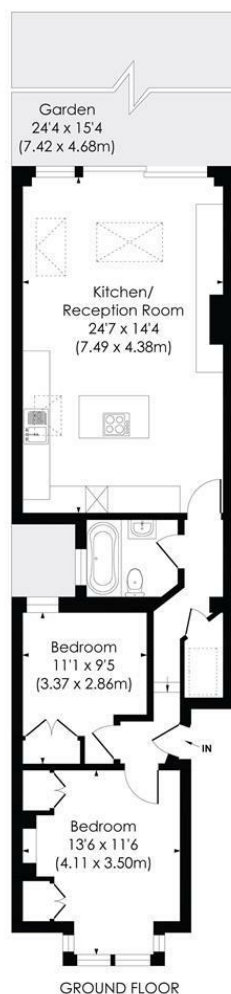


**Ridley Road  
Wimbledon, SW19 1ET**

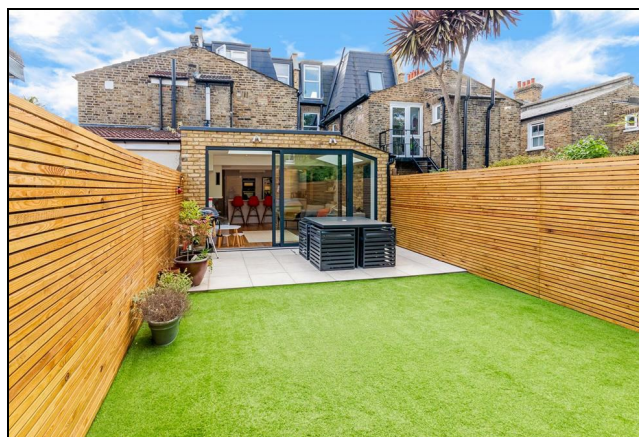
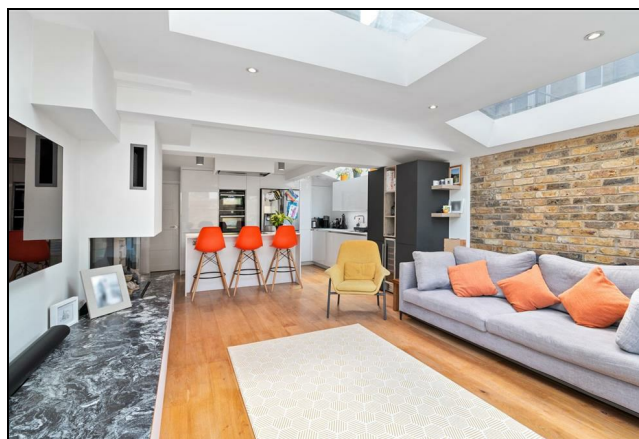
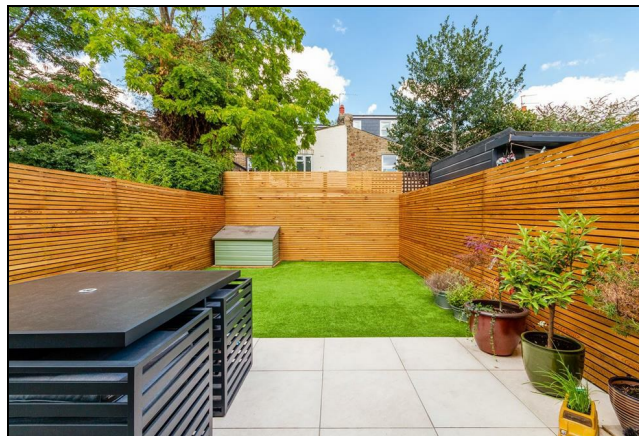
**£675,000 Leasehold**



An exceptionally well presented, two bedroom Period garden flat with a stunning modern extension. The extension houses a contemporary kitchen with impressive island, family room, spacious living accommodation with a stylish built in contemporary fire and bi fold doors to a landscaped private rear garden. The two bedrooms are complimented by a luxurious modern bathroom. Situated in this tree lined street in a prime Wimbledon location, conveniently placed for Wimbledon Town centre, station & amenities with District line and mainline train services to central London, South Wimbledon Northern line is also close by, early viewing highly recommended.



**RIDLEY ROAD, SW19**  
Approx. Gross Internal Floor Area  
**723 Sq. ft/67.19 Sq. m**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 71      | 71        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

- Stunning living space with tall sliding doors to garden
- Bespoke designer joinery & contemporary remote controlled fireplace
- Luxuriously appointed bathroom
- Two Bedrooms
- Private landscaped rear garden
- Ground Rent - £250 p/a Service Charge - N/a
- Building Insurance - £263.97 (for the last year)
- Lease - approx. 121 years remaining.
- Council Tax Band C
- EPC Rating C

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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