

Quicks Road Wimbledon, SW19 1EY

£650,000 Leasehold



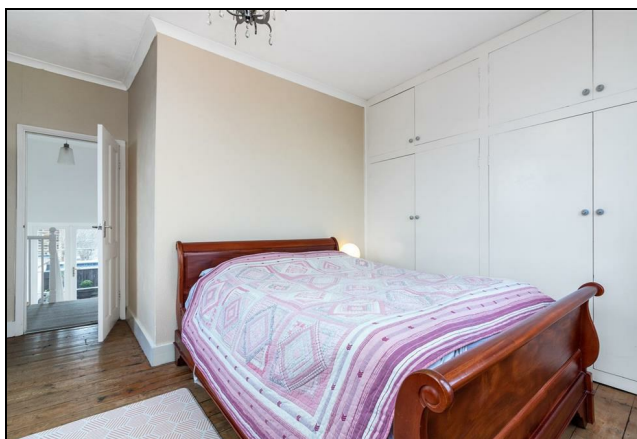
A lovely, three bedroom, split-level Victorian flat, located within the highly sought after Battles area, being within easy reach of both Northern Line and mainline stations, Wimbledon town centre and excellent local schools. With it's own private entrance offering an abundance of storage, stairs lead to the first floor where you are welcomed by a fantastic bright space with triple aspect windows and wood flooring, a separate kitchen/breakfast room, a w/c and bedroom three. As well as two further bedrooms and a four piece bathroom suite on the top floor, there is also the benefit of a private South facing roof terrace. As flats of this size are rare in this area an early viewing is recommended.

**Approximate Gross Internal Area = 101.4 sq m / 1091 sq ft
(Including External Store)**



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- A photograph of a three-story brick building with a white-painted ground floor, located on a street corner. The building has multiple windows and a central entrance door. Several cars are parked along the street in front of the building.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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