

# Flat 1 38 Cowper Road Wimbledon, SW19 1AB

£575,000 Leasehold



**A stunning example of an immaculately presented two bedroom ground floor Victorian garden flat with garden studio in Wimbledon. Recently extended and refurbished by the current owners to a high standard, the extension houses a contemporary kitchen with integrated appliances, underfloor heating and copious amounts of natural light, whilst French doors open out onto a landscaped private garden. The two bedrooms are complimented by a luxurious modern bathroom. Located in the highly sought after Poets area of Wimbledon, being within easy reach of Mainline, Northern Line and Thameslink stations, an early viewing is highly recommended.**

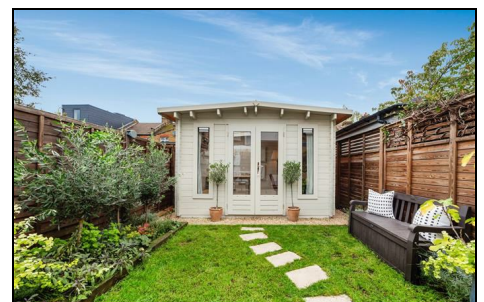
**COWPER ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 550 SQ FT - 51.09 SQ M  
 (EXCLUDING SUMMER HOUSE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 103 SQ FT - 9.57 SQ M



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.

- Victorian Ground Floor Garden Flat
- Two Bedrooms
- Immaculately Presented Throughout
- Stunning Modern Kitchen Extension
- Private Landscaped Garden and Summerhouse
- Close to Multiple Transport Links in the Desirable 'Poets' Area
- Leasehold - 91 Years Remaining (Please discuss further with Agent in regards to Extending)
- Service Charges - Ad-Hoc, Ground Rent - £50 per annum
- EPC Rating D
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	64	77
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

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