

Dryden Road Wimbledon, SW19 8SG

£475,000 Leasehold - Share of Freehold



A charming and well presented two bedroom Share of Freehold split-level Victorian Conversion Flat offered to the market with no onward chain, situated in the desirable 'Poets' area of Wimbledon and within easy reach of a multitude of transport links including Underground, Mainline Train and Thameslink stations.

Positioned on the upper two floors of the building, comprising a bright and airy spacious reception, kitchen, family bathroom and a bedroom on the first floor, with the principal bedroom and study area located upstairs and boasting significant eaves storage and built-in wardrobes.

Positioned on a quiet tree-lined residential street, a few minutes walk to Haydens Road Thameslink and within close proximity to both the Northern Line Tube and Wimbledon Town Centre and Mainline Train Station, this is the perfect opportunity for a first time buyer looking for a period conversion flat with both share of freehold ownership and in close proximity to a multitude of amenities, shops, bars and restaurants that Wimbledon has to offer.

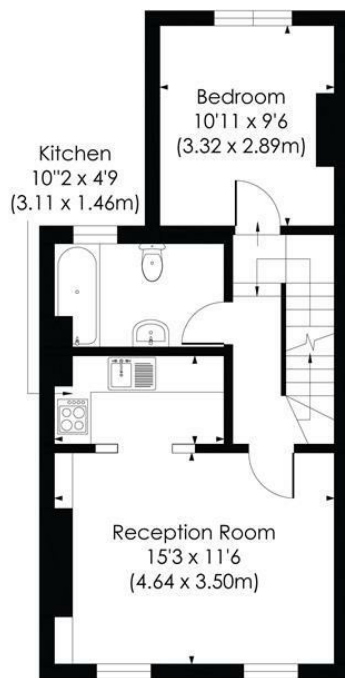
The property is being sold with 50% share of freehold ownership of the entire building and with a new lease of 999 years upon completion.

DRYDEN ROAD, SW19

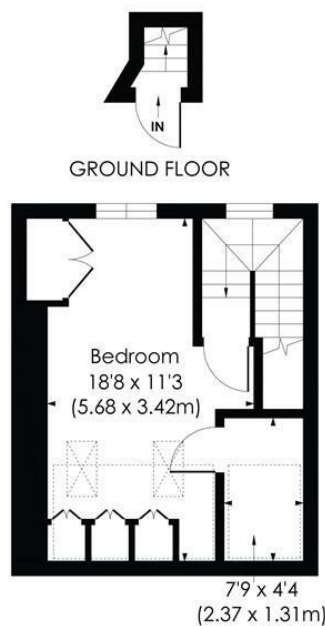
Approx. Gross Internal Floor Area

731 Sq. ft/67.87 Sq. m (Incl. RHH)

647 Sq. ft/60.15 Sq. m (Excl. RHH)



FIRST FLOOR



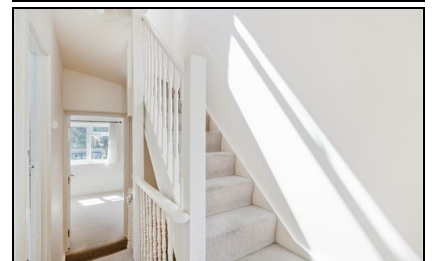
SECOND FLOOR

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
PROPERTY MARKETING

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.

- Split-Level Victorian Conversion Flat
- Two Bedrooms
- Spacious Reception
- Desirable 'Poets' Location of Wimbledon
- Excellent Transport Links
- No Onward Chain
- Share of Freehold (sold with new lease of 999 years)
- Annual Service Charges - Ad-Hoc, Annual Ground Rent - £200
- EPC Rating - D
- Merton Council Tax Band - C



Energy Efficiency Rating		Current	Potential
How energy efficient is your property?			
A++	A+	A	A
B+	B	B	B
C+	C	C	C
D+	D	D	D
E+	E	E	E
F+	F	F	F
G	G	G	G
How energy efficient is your property?		67	67
England & Wales		2008/1/1	2008/1/1

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494