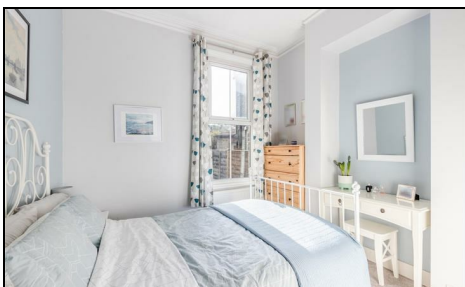


Quicks Road Wimbledon, SW19 1EY

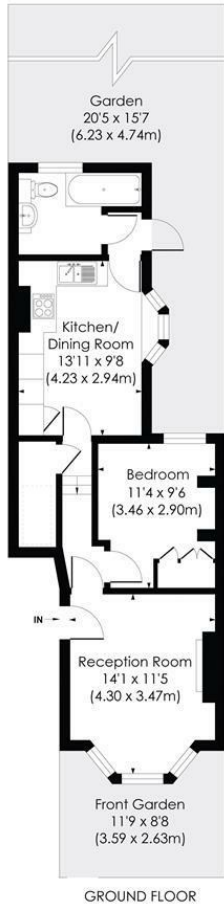
£450,000 Leasehold - Share of Freehold



A well presented one double bedroom Victorian ground floor flat with share of freehold and private south garden, located on a sought after road in the Battles area of Wimbledon. This lovely flat is bright and airy, with a double bedroom and separate lounge with a feature fireplace. There is a family bathroom and a large kitchen/diner with access to the well-kept sunny garden. Offering underfloor heating in both the kitchen and family bathroom, the flat also boasts the potential to extend subject to the usual consents. Situated close to Wimbledon Town Centre and various transport links, including both Wimbledon Mainline station and South Wimbledon Underground station, this is an ideal first time purchase.

QUICKS ROAD, SW19

Approx. Gross Internal Floor Area
520 Sq. ft/48.34 Sq. m



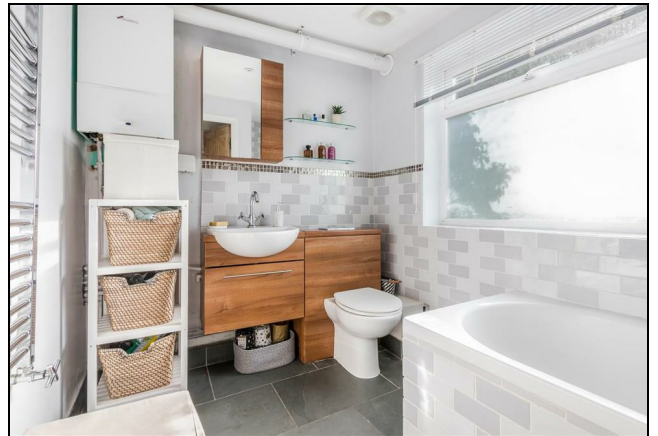
GROUND FLOOR

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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.

- Victorian Ground Floor Flat
- One Double Bedroom
- Private South Facing Garden
- Spacious Kitchen/Diner
- Close Proximity to Multiple Transport Links
- Potential to Extend (STPP)
- Lease Years Remaining - 987
- Share of Freehold
- EPC Rating D
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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