

**51 Cowper Road
Wimbledon, SW19 1AA**

£525,000 Leasehold - Share of Freehold



A stunning two double bedroom ground floor Victorian ground floor garden maisonette, in excellent condition and offered to the market with share of freehold and no onward chain, located in the sought after Poets area of Wimbledon close to Mainline, Thameslink and Northern Line stations. Boasting a private entrance, the flat features two double bedrooms, a well-appointed modern bathroom and a fantastic open-plan kitchen/living area with solid wood herringbone flooring and bi-fold doors that open out onto a sunny south facing private garden. A brilliant first time purchase or buy to let investment.

COWPER ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 630 SQ FT - 58.52 SQ M



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 Purpose-Built Maisonette
- Two Double Bedrooms
- Stunning Kitchen/Diner
- Private South Facing Garden
- Sought After 'Poets' Location in Wimbledon
- No Onward Chain
- Share of Freehold (Underlying Lease Years Remaining - 976)
- Annual Service Charges - Ad-Hoc, Ground Rent - Nil
- EPC Rating D
- Council Tax Band C



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

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