

Dryden Road Wimbledon, SW19 8SG

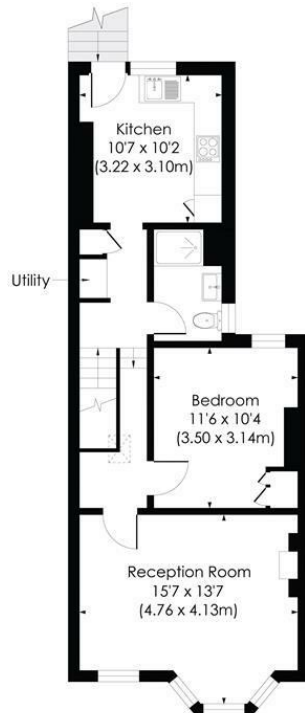
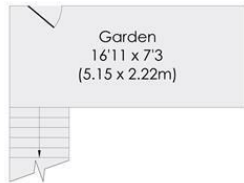
£450,000 Leasehold



A superbly presented one bedroom, first floor Victorian conversion flat with a private South-facing garden, no onward chain and great potential to extend subject to the usual consents. This lovely, spacious flat has been fully renovated to a high standard by interior designer Switch Interior Design and benefits from a good size eat-in kitchen, utility area, wider than average living room, luxury CP Hart family bathroom and a spacious double bedroom. Situated in the Poets area of Wimbledon with fantastic transport options being within easy reach - Thameslink, Overground and Northern Line stations. This is an ideal investment or first time purchase.

DRYDEN ROAD, SW19

Approx. Gross Internal Floor Area
609 Sq. ft/56.60 Sq. m



GROUND FLOOR

FIRST FLOOR



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		73	78
		EU Directive 2002/91/EC	

- Potential To Extend (stpp)
- No Onward Chain
- Private South-Facing Garden
- Spacious and in Excellent Condition
- Sought After Poets Location
- Close To Multiple Transport Links
- Lease - 170 years remaining
- Service Charge - £0.00 / Peppercorn Ground Rent
- EPC Rating C
- Council Tax Band C

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