

**Queens Road
Wimbledon, SW19 8NY**

£450,000 Leasehold - Share of Freehold



A well-presented and spacious two double bedroom first floor Victorian conversion flat located within a short walk of Wimbledon Town Centre and sold with the benefit of share of freehold. The property is well proportioned with a lovely bright and airy lounge and feature fireplace, modern kitchen and bathroom with separate W/C. In addition to the two double bedrooms (both with a southern aspect), there is the bonus of a bespoke office room. Situated in this highly accessible location close to Wimbledon Centre and amenities, with Haydons Road Thameslink Station close by, this is a fantastic first time purchase or investment.

QUEENS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 656 SQ FT - 60.96 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 First Floor Conversion Flat
- Two Double Bedrooms And Office
- Refurbished Throughout
- Bright and Airy Lounge
- Superb Transport Links
- Share of Freehold
- Ground Rent - N/A, Annual Service Charges - Ad-Hoc
- Underlying Lease Years Remaining - 991 years
- EPC Rating D
- Council Tax Band D



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			
EU Directive 2002/91/EC			
England & Wales			

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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