

Russell Road Wimbledon, SW19 1LN

£650,000 Leasehold - Share of Freehold



A superbly presented and rarely available three double bedroom split-level Victorian conversion flat with private roof terrace, share of freehold ownership and no onward chain. Enviably located in the heart of the highly desirable "Ministers" area of Central Wimbledon, moments from numerous transport links and Wimbledon High Street.

Positioned on the upper two floors of a wider than average End of Terrace period property and offering just under 900 sq ft of living space, comprising three double bedrooms on the first floor with a separate family bathroom. The loft has been converted by the current owners to create a bright and airy open-plan reception, a modern kitchen with high-specification integrated appliances and a sunny south facing private roof terrace with views over Wimbledon Town.

Located on Russell Road, a short walk to both South Wimbledon Northern Line Tube and Mainline Station, with Outstanding schools nearby.

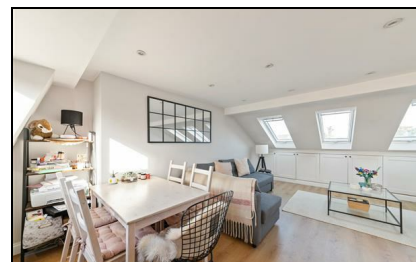
Offered to the market with the bonus of share of freehold ownership, an exceptionally long lease, no set maintenance charges, residential permit parking and no onward chain, this is a fantastic first time purchase in one of Wimbledon's most sought after postcodes.

RUSSELL ROAD, SW19

Approx. Gross Internal Floor Area

898 Sq. ft/83.40 Sq. m (Including reduced height)

818 Sq. ft./76.07 Sq. m (Excluding reduced height)



Energy Efficiency Rating (EER)

Highly energy efficient - lower running costs

10 (94) A

9 (91) B

8 (88) C

7 (84) D

6 (81) E

5 (78) F

4 (75) G

3 (72) H

2 (69) I

1 (66) J

Not energy efficient - higher running costs

Current: 75 Target: 8

- Victorian Split-Level Conversion Flat
- "Ministers" Area of Wimbledon
- Three Double Bedrooms
- Private Roof Terrace
- Open-Plan Reception
- Close to Wimbledon Town Centre & Transport Links
- No Onward Chain
- Share of Freehold (Underlying Lease of 956 Years)
- Ad-Hoc Service Charges, No Ground Rent
- EPC Rating - C, Merton Council Tax Band - C

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