

# Dryden Road Wimbledon, SW19 8SG

**£475,000 Leasehold - Share of Freehold**



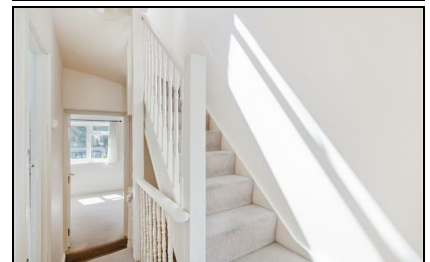
A fantastic opportunity to own this charming two-bedroom Victorian conversion flat in Wimbledon's sought-after Poets' area, offered with no onward chain and a 50% Share of Freehold.

Set across the top two floors, the property features a bright and spacious reception room, separate kitchen, bathroom, generous bedroom, and a stunning principal bedroom with study area, built-in wardrobes, and extensive eaves storage.

Ideally located on a quiet tree-lined street just moments from Haydons Road Thameslink, Wimbledon Town Centre, and Northern Line connections, this home combines period character with exceptional convenience. Sold with a new 999-year lease, it's an ideal first-time purchase close to an excellent selection of shops, restaurants, and local amenities.

**DRYDEN ROAD, SW19**

Approx. Gross Internal Floor Area  
**731 Sq. ft/67.87 Sq. m (Incl. RHH)**  
**647 Sq. ft/60.15 Sq. m (Excl. RHH)**



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.

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- Split-Level Victorian Conversion Flat
- Two Bedrooms
- Spacious Reception
- Desirable 'Poets' Location of Wimbledon
- Excellent Transport Links
- No Onward Chain
- Share of Freehold (sold with new lease of 999 years)
- Annual Service Charges - Ad-Hoc, Annual Ground Rent - £200
- EPC Rating - D
- Merton Council Tax Band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - Super energy saver	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Needs significant improvement	E		
Very poor energy efficiency - High energy cost	F		
Very poor energy efficiency - High energy cost	G		
Average energy efficiency: Super energy saver		67	67
England & Wales			

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