

Trinity Road Wimbledon, SW19 8QS

£625,000 Leasehold



An excellently presented two double bedroom ground floor Victorian purpose-built garden maisonette superbly located in the heart of the desirable 'South Park Gardens' of Wimbledon.

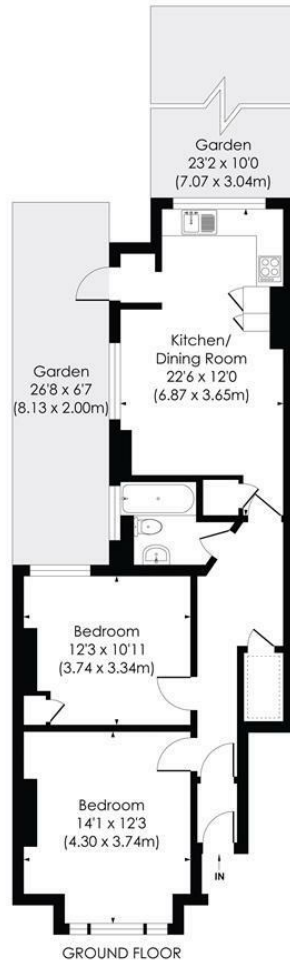
With its own private entrance, comprising two spacious double bedrooms, one family bathroom and an open-plan kitchen/diner with modern, integrated appliances. There is also direct access to a beautifully maintained garden at the rear.

Positioned next to the picturesque South Park Garden Recreation Ground, this charming maisonette is within easy walking distance of Wimbledon Town Centre. Excellent transport links include Wimbledon Mainline and both District and Northern Line Underground stations, offering fast and convenient connections into Central London.

TRINITY ROAD, SW19

Approx. Gross Internal Floor Area

721 Sq. ft/67.01 Sq. m



GROUND FLOOR

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
PROPERTY MARKETING

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.

- Ground Floor Victorian Maisonette
- Two Double Bedrooms
- Open-Plan Kitchen/Diner
- Garden
- Desirable Location in 'South Park Gardens'
- Walking Distance to Wimbledon Town Centre and Trainline
- Leasehold - 101 Years Remaining
- Ad-Hoc Service Charges, Annual Ground Rent - £250
- EPC Rating - D
- Merton Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs some work	D		
Needs more work	E		
Very poor	F		
Worst energy efficiency - higher running costs	G		
Energy Efficiency Rating		65	67
England & Wales			

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494