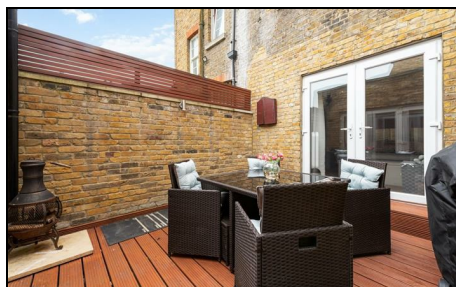


## Gordondale Road Wimbledon, SW19 8EN

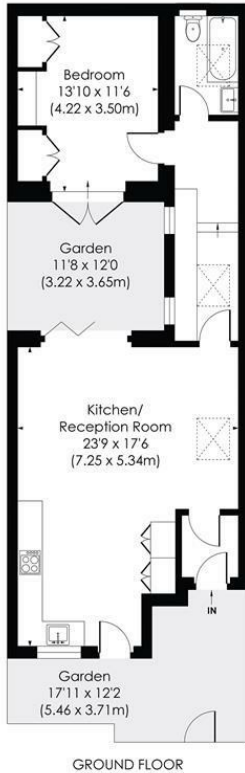
£475,000 Leasehold



At over 700 sq ft, this elegantly designed one double bedroom ground floor maisonette with private courtyard garden boasts a contemporary finish throughout. Offering a spacious double bedroom with fitted wardrobes, luxurious bathroom suite with underfloor heating and fantastic open-plan kitchen/living space. Superbly positioned at the top of Gordondale Road, close to numerous local amenities and nearby excellent commuter routes (Wimbledon Park tube and Earlsfield Railway Station). An ideal first time purchase or buy to let investment property.

**GORDONDALE ROAD, SW19**

Approx. Gross Internal Floor Area  
**708 Sq. ft/65.74 Sq. m**



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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 Maisonette
- One Double Bedroom
- In Excess of 700 sq ft
- Excellent Condition and Contemporary Finish Throughout
- Front Garden and Decked Courtyard
- Close Proximity to Wimbledon Park and Earlsfield Stations
- Leasehold - 119 years remaining
- Service Charges £1165 pa, Ground Rent £300 pa
- EPC Rating D
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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