

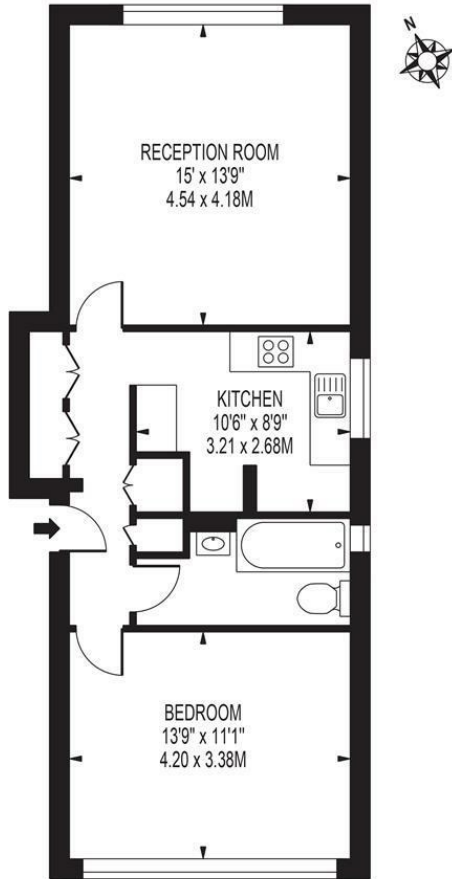
## South Park Road Wimbledon, SW19 8ST

£400,000 Leasehold



**A one double bedroom, top floor, purpose built flat in need of modernisation and offered to the market with no onward chain, located a stone's throw away from Wimbledon town centre. This spacious flat has a bright reception room, separate kitchen and family bathroom. Situated in an incredibly convenient and desirable central Wimbledon location just moments from Wimbledon High Street, station and abundant amenities with the picturesque South Park Gardens also close by. This is an ideal first time purchase or investment for someone wanting to put their own stamp on a property.**

**SOUTH PARK ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 579 SQ FT - 53.82 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.



- Top Floor Purpose Built Flat
- One Double Bedroom
- In Need of Modernisation
- Superb Central Location in Wimbledon
- Close Proximity to Multiple Transport Links
- No Onward Chain
- Leasehold - 994 years remaining
- Ground Rent - £0.00 Service Charges - £681.19 per annum.
- EPC Rating - C
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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