

Flat 3, 4 Woodside Wimbledon, SW19 7AR

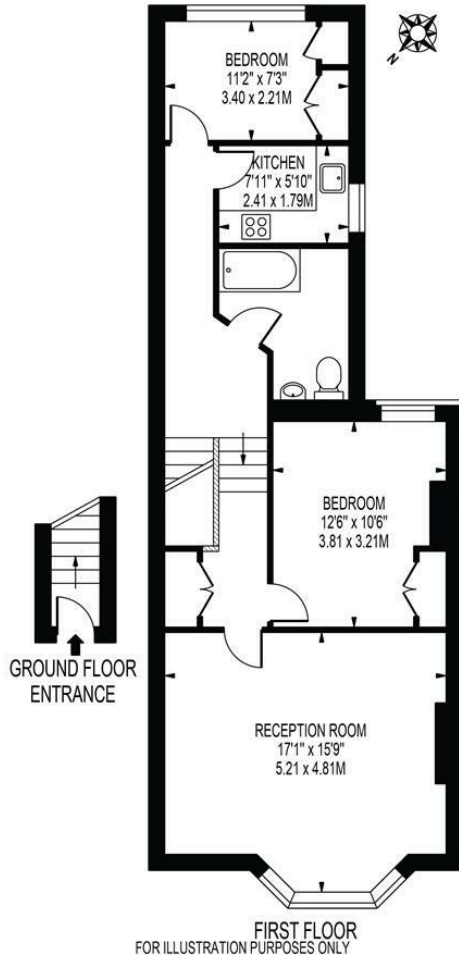
£625,000 Leasehold - Share of Freehold



A beautifully presented, two double bedroom first floor Victorian conversion flat in stunning condition throughout. Perfectly positioned moments from Wimbledon Town Centre and the Village. Easy access to the local High Street, Mainline Station and excellent local amenities. The spacious flat has two good sized bedrooms, family bathroom, fitted kitchen and a spectacular lounge with high ceilings and many period features. Great potential to extend subject to the usual consents with the added benefit of no onward chain. An early viewing is recommended.

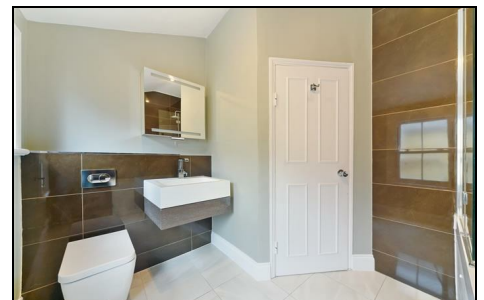
WOODSIDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 755 SQ FT - 70.17 SQ M



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.

- Stunning First Floor Victorian Flat
- Two Bedrooms
- Period Features
- Large Lounge
- Fitted Kitchen
- Bathroom Suite
- Chain Free
- Share Of Freehold
- EPC Rating E
- Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	54	68
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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