

Tennyson Road Wimbledon, SW19 8SH

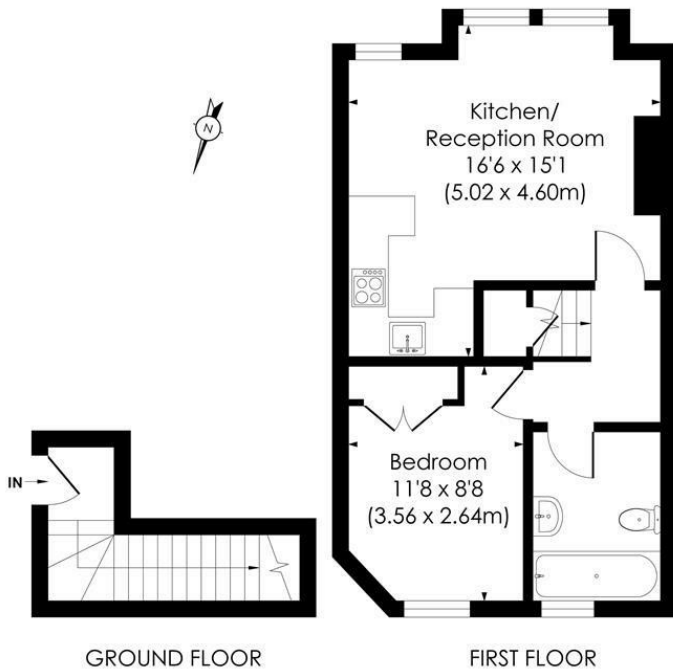
£410,000 Leasehold - Share of Freehold



A one double bedroom first floor flat situated in the heart of the "Poets" area of Wimbledon within close proximity to fantastic transport links (Haydons Road - Thameslink, South Wimbledon - Northern Line, Wimbledon - Overground/Tram/District Line) as well as Garfield Road Recreation Grounds. The property features an open plan layout with one double bedroom, bathroom and is well presented throughout. An additional benefit of note is that the property can be extended further in to the loft to provide an extra bedroom and bathroom - subject to usual consents and planning permissions.

TENNYSON ROAD, SW19

Approx. Gross Internal Floor Area
483 Sq. ft/44.82 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.

- Fantastic "Poets" Area Location
- Victorian First Floor Flat
- One Double Bedroom
- Open Plan Kitchen/Living Room
- Excellent Transport Links
- Share of Freehold - Underlying Lease (approx 146 years remain)
- Service Charge - Ad/hoc
- Ground Rent - nil
- Current EPC Rating - C
- Council Tax Band - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(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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