

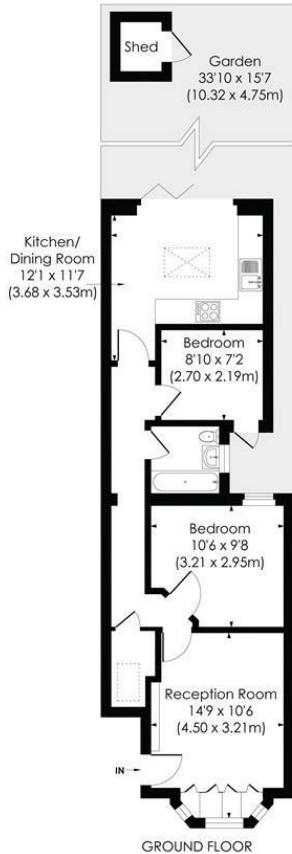
**Cowper Road
Wimbledon, SW19 1AB**

Offers In Excess Of £550,000 Freehold



A well-presented and characterful two bedroom ground floor Victorian garden flat. Located in the desirable 'Poets' area of Wimbledon Town this property is excellently located for a range of transport links, including Wimbledon Town (Mainline and District Line), South Wimbledon (Northern Line) and Haydons Road (Thameslink). Spanning an impressive 567 square foot, the property comprises a beautiful bay-fronted reception room, two bedrooms, family bathroom and a lovely extended modern kitchen with bi-folding doors leading to the private, low-maintenance rear garden. The property also comes with the full freehold ownership and a healthy lease, making this a superb first time purchase.

COWPER ROAD, SW19
 Approx. Gross Internal Floor Area
567 Sq. ft/52.65 Sq. m



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 Garden Flat
- Stunning Modern Kitchen Extension
- Close To Multiple Transport Links
- Private Rear Garden
- Desirable 'Poets' Area Of Wimbledon
- Freehold - Underlying Lease of 155 Years Remaining
- Ground Rent - Nil
- Service Charge - Ad Hoc
- EPC Rating C
- 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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