

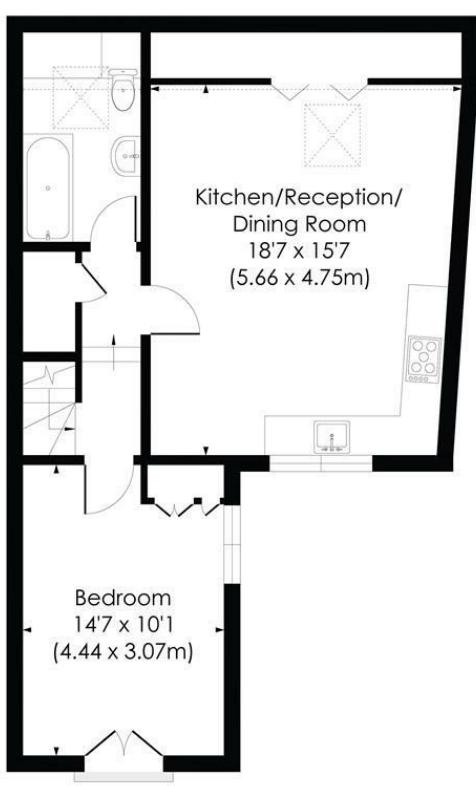
**Strathearn Road  
Wimbledon, SW19 7LH**

**£369,000 Leasehold**



**Situated on the second floor of this Edwardian conversion, a superb one double bedroom top floor flat offered to the market with no onward chain. Boasting 625 sq ft of living space, comprising a spacious open plan kitchen/reception room, modern bathroom and a large double bedroom with built-in wardrobes. Perfectly located for both Wimbledon Mainline Train Station and Wimbledon Park District Line Tube, as well as the numerous shops, bars and amenities that Wimbledon Town has to offer. This is a brilliant first time purchase or long term investment.**

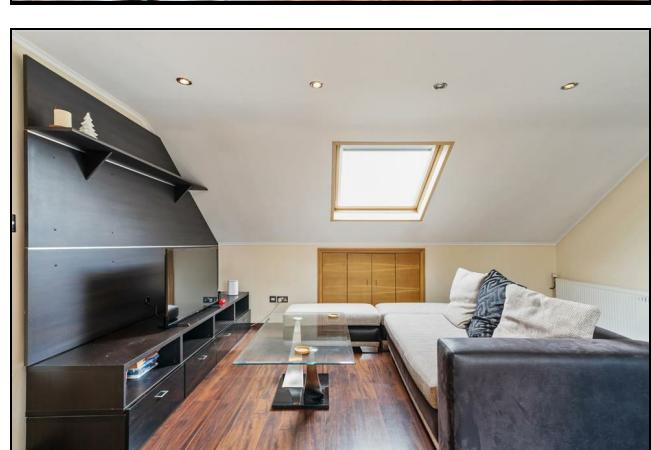
**STRATHEARN ROAD, SW20**  
Approx. Gross Internal Floor Area  
625 Sq. ft/58.10 Sq. m



**FIRST FLOOR**      **SECOND FLOOR**

This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS code of measuring 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.





- One Double Bedroom - 625 sqft
- Top Floor Apartment - 114 Year Lease
- Close to Wimbledon High Street and Station
- Easy Access to Wimbledon Park Tube
- No Onward Chain
- Modern Open Plan Kitchen/Reception Room
- Large Bedroom With Built in Wardrobes
- Ideal First Time Purchase or Buy to Let Investment
- EPC Rating - C
- Merton Council Tax Band - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		

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