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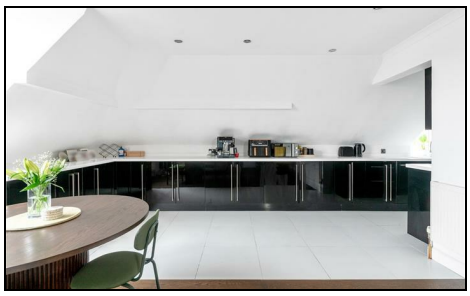
Edge Hill
Wimbledon, SW19 4LP

£545,000 Leasehold









An extremely bright and spacious two double bedroom top floor Victorian conversion flat boasting an open-plan kitchen/reception, off-street parking, a large communal garden and offered to the market with no onward chain in one of Wimbledon's most sought after areas.

Positioned on the second floor of a charming period conversion and spanning an impressive 940 sq ft, comprising a 22'9 x 22'5 kitchen/reception with integrated appliances, ample storage and a south-westerly aspect, two double bedrooms (one with built-in wardrobes) and a four-piece family bathroom.

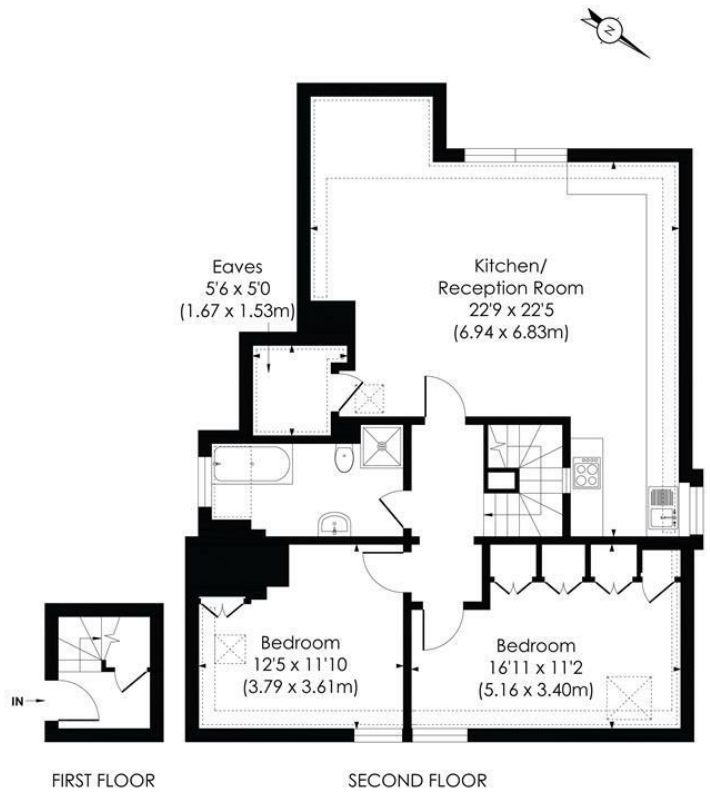
Excellently positioned on the slopes of Wimbledon Village, the property offers a tranquil setting, yet remains conveniently close to local amenities, parks (notably Wimbledon Common), and excellent transport links including Wimbledon and Raynes Park Mainline Train and District Line Tube Stations.

Offered to the market with the bonus of a beautiful communal garden at the rear and off-street parking at the front for one car, with an exceptionally long lease of 971 years remaining, this is a fantastic first time purchase or buy to let investment.

EDGE HILL, SW19

Approx. Gross Internal Floor Area

940 Sq. ft/87.36 Sq. m (Incl. RHH)
812 Sq. ft/75.45 Sq. m (Excl. RHH)



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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.



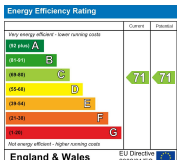












- Top Floor Victorian Conversion Flat
- Two Double Bedrooms
- Spacious Open-Plan Kitchen/Reception
- Off-Street Parking
- Large Communal Garden
- Sought after Location in Wimbledon
- No Onward Chain
- Leasehold - 971 Years Remaining
- Annual Service Charges - £4334.40, Peppercorn Ground Rent
- EPC Rating - C, Merton Council Tax Band - D

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30 YEARS 1989–2019