

**Quicks Road
Wimbledon, SW19 1EZ**

£525,000 Leasehold - Share of Freehold



A beautifully presented one double bedroom Victorian ground floor flat with a South-facing garden, located close to Wimbledon town centre and various transport links and overlooking the wide open spaces of the Haydons Road Recreation Grounds. This wonderful property is bright and airy, benefiting from a front reception room full of character with feature fire place as well as a large open plan kitchen/dining area with bi-fold doors that open out to a low maintenance garden and a separate courtyard to the side. The bedroom is well-proportioned with fitted wardrobes, there is a modern family bathroom boasting underfloor heating, great storage and wood flooring throughout.

Quicks Road, SW19

Approximate Gross Internal Area = 63.9 sq m / 688 sq ft



This floor plan is for representation purposes only and is not drawn to scale.

The Gross Internal Area includes outbuildings shown on the plan.

Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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- Ground Floor Maisonette
- One Double Bedroom
- Private Garden
- Courtyard
- Open Plan Kitchen / Dining Room
- Excellent Finish Throughout
- Fantastic Transport Links
- Share Of Freehold
- EPC Rating - C
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	77
EU Directive 2002/91/EC			

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