

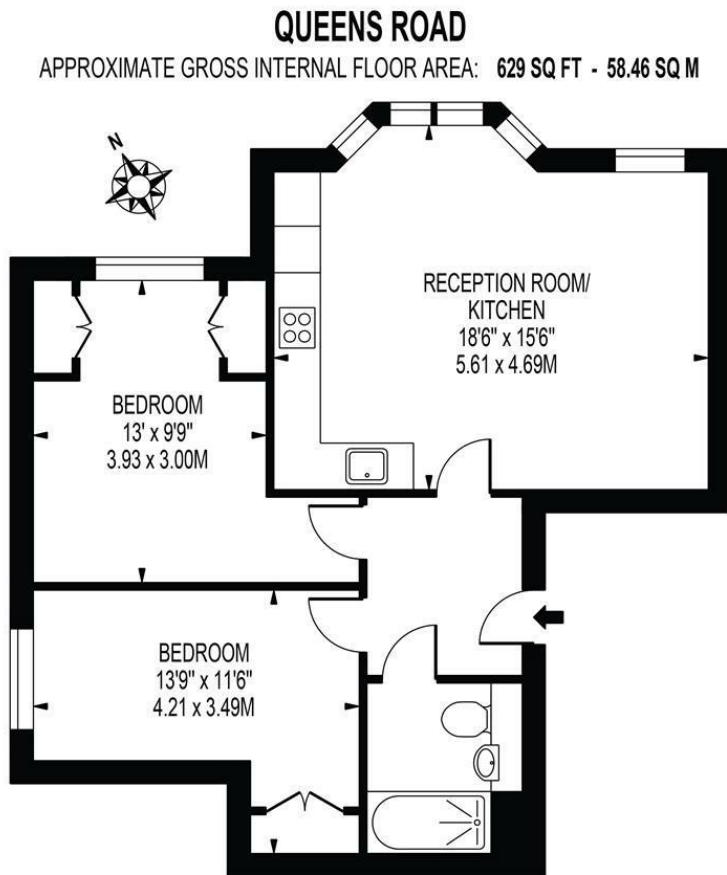
## Queens Road Wimbledon, SW19 8NP

**£615,000 Leasehold - Share of Freehold**



**A well presented two bedroom Victorian conversion, designed to a high specification and located within close proximity of fantastic transport links, excellent schools and Wimbledon town centre.**

**Positioned on the top floor, this bright and spacious flat has been tastefully decorated throughout with two double bedrooms, a well-appointed modern bathroom and a fantastic open-plan kitchen/living area. The flat comes with a share of freehold.**



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Victorian Converted Flat
- Two Bedrooms
- Fantastic Open Plan Living Space
- Family Bathroom
- Fitted Kitchen
- High Specification
- Communal Garden
- Share Of Freehold
- Service Charge £1,500 per year
- EPC Rating B, Council Tax Band C



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

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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