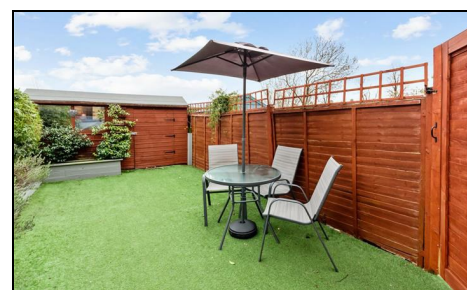
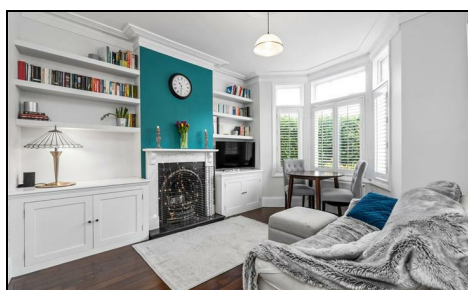


**19 Wycliffe Road  
Wimbledon, SW19 1ES**

**£575,000 Leasehold - Share of Freehold**



**A well presented, two bedroom, ground floor Victorian maisonette with private garden, located conveniently between Wimbledon mainline station and the Northern Line. Recently refurbished by the current owners, this spacious flat benefits from well proportioned rooms including a large front reception room, double bedroom, family bathroom and kitchen that leads out to the sunny garden. With the added bonus of period features throughout, a private entrance and the share of freehold, an early viewing is recommended.**

**Wycliffe Road, SW19**  
 Approximate Gross Internal Area = 60.0 sq m / 646 sq ft  
 Store = 4.1 sq m / 44 sq ft  
 Total = 64.1 sq m / 690 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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- Victorian Ground Floor Maisonette
- Two Bedrooms
- Good condition
- Desirable Tree-Lined Street
- Private Garden
- Share of Freehold
- Close to Mainline and Northern Line Transport Links
- Period Features Throughout
- 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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