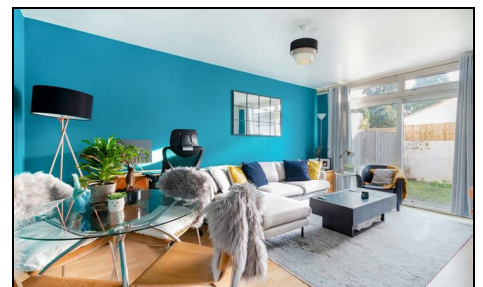


Quicks Road Wimbledon, SW19 1EY

£450,000 Leasehold - Share of Freehold

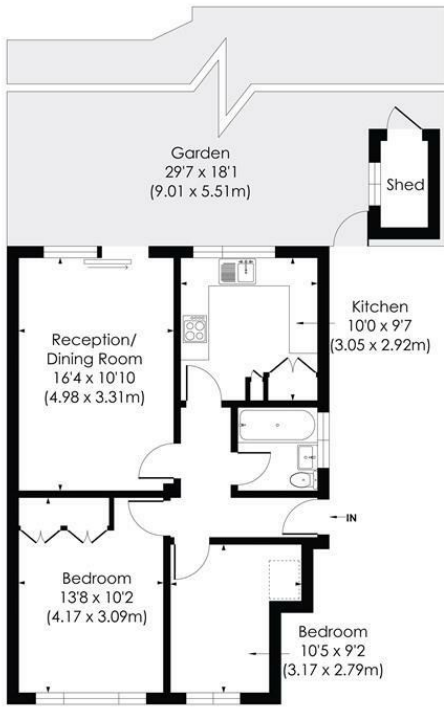


A well presented, two bedroom, ground floor purpose-built flat with a South-facing garden and no onward chain, located in the sought after 'Battles' area of Wimbledon, conveniently positioned between Northern and Mainline Line stations. There is also a large bright reception room with doors out to the sunny garden, a separate kitchen and family bathroom. With it's own front door, rear access, long lease over 900 years and the bonus of the share of freehold, this is a superb first time purchase or investment.

QUICKS ROAD, SW19

Approx. Gross Internal Floor Area

613 Sq. ft/56.98 Sq. m



GROUND FLOOR

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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.

- Purpose-Built Ground Floor Flat
- Two Bedrooms
- Private Entrance
- Private South Facing Garden
- 'Battles' Location in Wimbledon
- Close to Northern and Mainline Stations
- No Onward Chain
- Share of Freehold
- EPC Rating C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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	

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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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