

## Dryden Road Wimbledon, SW19 8SG

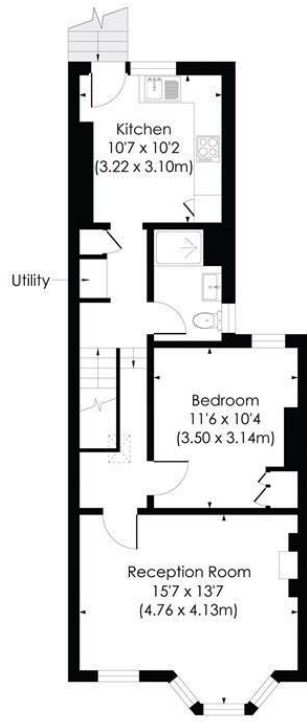
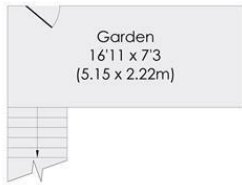
£475,000 Leasehold



A superbly presented one bedroom, first floor Victorian conversion flat with a private South-facing garden, no onward chain and great potential to extend subject to the usual consents. This lovely, spacious flat has been fully renovated to a high standard by interior designer Switch Interior Design and benefits from a good size eat-in kitchen, utility area, wider than average living room, luxury CP Hart family bathroom and a spacious double bedroom. Situated in the Poets area of Wimbledon with fantastic transport options being within easy reach - Thameslink, Overground and Northern Line stations. This is an ideal investment or first time purchase.

**DRYDEN ROAD, SW19**

Approx. Gross Internal Floor Area  
609 Sq. ft/56.60 Sq. m



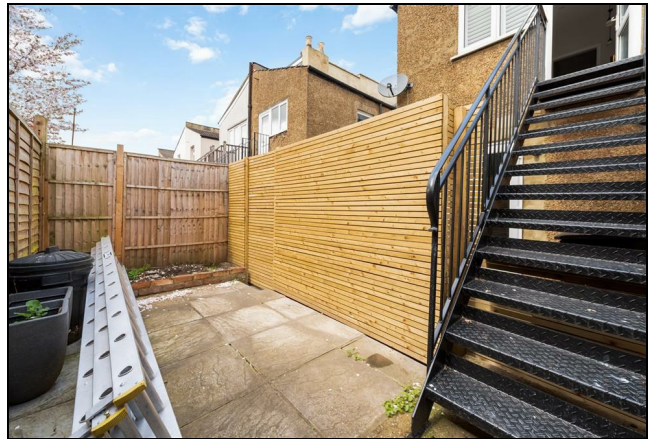
GROUND FLOOR

FIRST 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.



- Potential To Extend (stpp)
- No Onward Chain
- Private South-Facing Garden
- Spacious and in Excellent Condition
- Sought After Poets Location
- Close To Multiple Transport Links
- Lease - 170 years remaining
- Service Charge - £0.00 / Peppercorn Ground Rent
- EPC Rating C
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(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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