

Alexandra Road Wimbledon, SW19 7JZ

£350,000 Leasehold - Share of Freehold



A beautifully presented one double bedroom Period Conversion Flat offered to the market with share of freehold ownership, no onward chain, and superbly positioned only 0.3 miles from Wimbledon Town Centre and Mainline Train Station.

Set on the first floor of an elegant double-fronted Victorian conversion building and boasting a myriad of period charm throughout, comprising a bright and airy reception, one double bedroom, a generous bathroom and a separate kitchen.

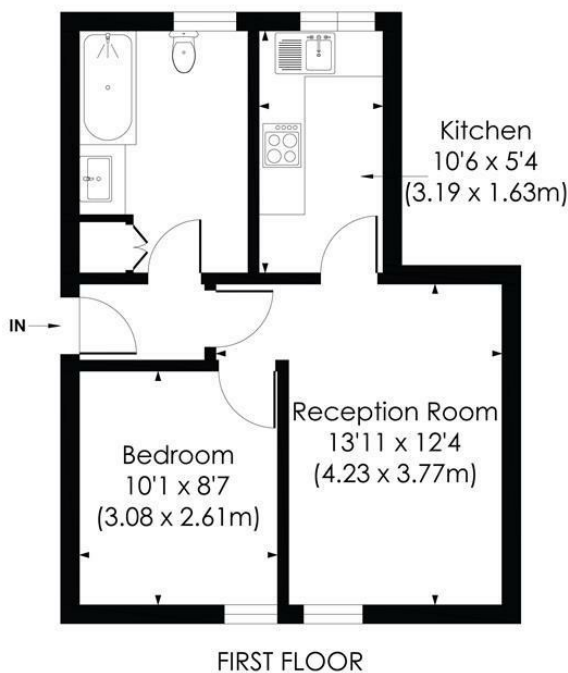
The property comes with a resident parking permit, a long underlying lease of 987 years, and minimal annual charges (£1020 per annum including sinking fund and buildings insurance costs), all run by a Right to Manage Company set up by all owners in the building. Further bonuses include a recently changed boiler, secure video entry system, sash windows and recent gas and electrical certificates.

The flat is located halfway down Alexandra Road, a short walk to the numerous bars, shops, restaurants and amenities that SW19 has to offer. This is a wonderful opportunity for a first time buyer and/or investor to purchase a period property in one of Wimbledon's most sought after locations.

ALEXANDRA ROAD, SW19

Approx. Gross Internal Floor Area

398 Sq. ft/37 Sq. m



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PROPERTY MARKETING

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.

- Beautiful First Floor Period Conversion Flat
- One Double Bedroom
- Desirable Location in Central Wimbledon
- Walking Distance to Mainline Station and District Line Tube
- Resident Parking Permit
- No Onward Chain
- Share of Freehold (987 Years on Underlying Lease)
- Service Charges - Ad-Hoc, No Ground Rent
- Total Annual Sinking Fund and Buildings Insurance Cost - £1020
- EPC Rating - C, Merton Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
	78	81

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