

## Trinity Road Wimbledon, SW19 8QZ

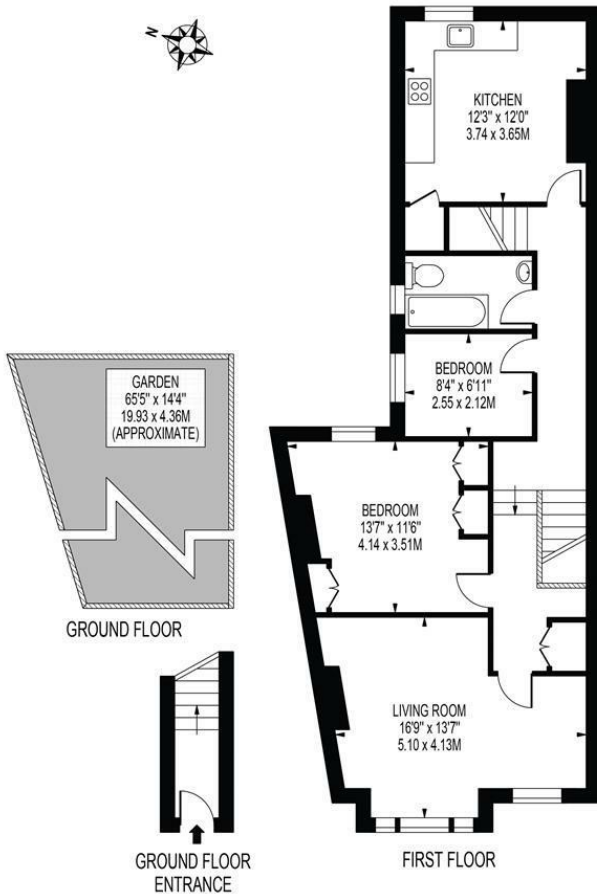
£600,000 Leasehold



**A fantastic opportunity to secure a rarely available, two bedroom, first floor, Victorian purpose-built maisonette with a private garden overlooking South Park Gardens. Offering flexible living accommodation with well proportioned rooms as well as a large separate kitchen/breakfast room and internal stairs down to the garden. In addition there is no onward chain and a long lease. This is a wonderful opportunity to put your mark on what is a great sized maisonette already with the added potential to extend into the loft subject to the usual consents.**

## TRINITY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 809 SQ FT - 75.12 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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 Purpose Built Maisonette
- View over South Park Gardens
- Two Bedrooms
- Kitchen/Breakfast Room
- Bathroom
- Stairs down to Private Garden
- Leasehold - 999 years from 25th December 1991
- Ground Rent - "Peppercorn". Service Charge - Nil
- EPC Rating - TBC
- Council Tax Band - D

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