

**68 Queens Road
Wimbledon, SW19 8LR**

£285,000 Leasehold - Share of Freehold



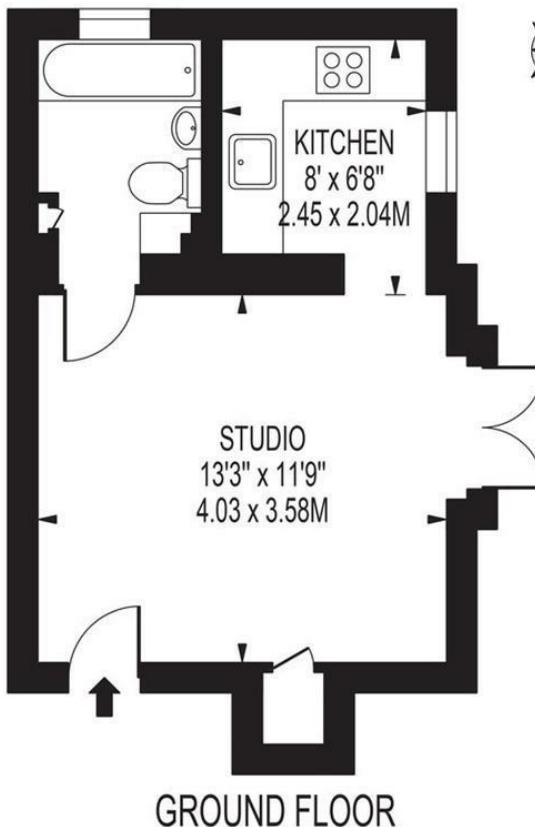
Superbly located in the heart of Wimbledon and only a few minutes walk to the Mainline Station is this ground floor studio apartment, offered to the market with no onward chain, share of freehold ownership and an enormous communal garden.

Set within an elegant Victorian building, with clean and tidy communal areas and comprising a separate kitchen, bathroom and studio space. Boasting a long lease of 983 years and no ground rent, this is a superb first time purchase, bolthole or investment.

Positioned on a prime, residential road in SW19, close to highly sought after local schools, a myriad of transport links including Mainline Station, Thameslink and Tube, and numerous recreation grounds. Viewings are highly recommended.

QUEENS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 265 SQ FT - 24.66 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.

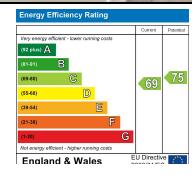


- Ground Floor Studio Apartment
- Set Within an Imposing Victorian Building
- 100 ft + Communal Gardens
- Central Wimbledon Location
- Close Proximity to Wimbledon Mainline Train Station
- No Onward Chain
- Share of Freehold - Underlying Lease of 983 Years
- No Ground Rent, Annual Service Charges - £2000 (Including Buildings Insurance)
- EPC Rating - C
- Merton Council Tax Band - B

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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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