

## Graham Road London, SW19 3SL

**£675,000 Leasehold - Share of Freehold**



**A superbly well presented, two double bedroom Victorian garden flat with a wonderful modern extension, south facing garden and summer house/studio. The extension houses a contemporary kitchen with integrated Miele Smart Appliances, dining area and spacious living accommodation with wooden flooring throughout and sliding double glazed doors to a landscaped private rear garden.**

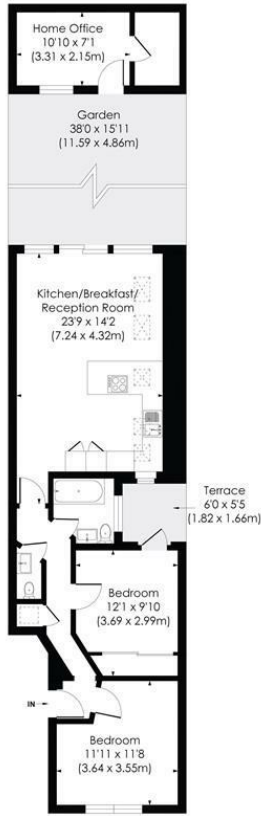
**Situated in this tree lined street in a prime central Wimbledon location, conveniently placed for Wimbledon Town centre, station & amenities with District line and mainline train services to central London. South Wimbledon Northern line is also close by, early viewing highly recommended.**

**GRAHAM ROAD, SW19**

Approx. Gross Internal Floor Area

**Total including home office 791 Sq. ft/73.48 Sq. m**

**Total excluding home office 681 Sq ft/63.29 Sq. m**



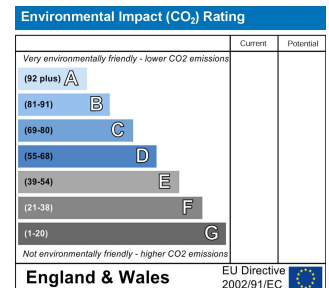
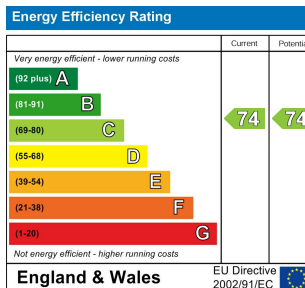
GROUND FLOOR

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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.

- Southern Aspect Private Garden
- Share Of Freehold
- Two Double Bedrooms
- Excellent Open Plan Kitchen/Dining Room/ Lounge
- Superb Bathroom Suite
- Additional W/c
- Incredibly Sought After Location
- Council Tax Band - D
- Current EPC Rating - C



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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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