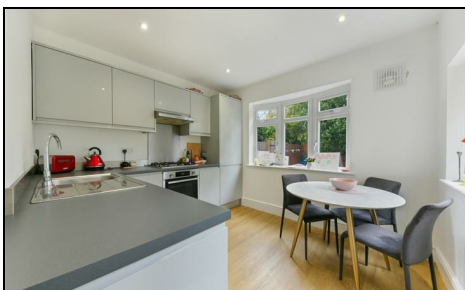


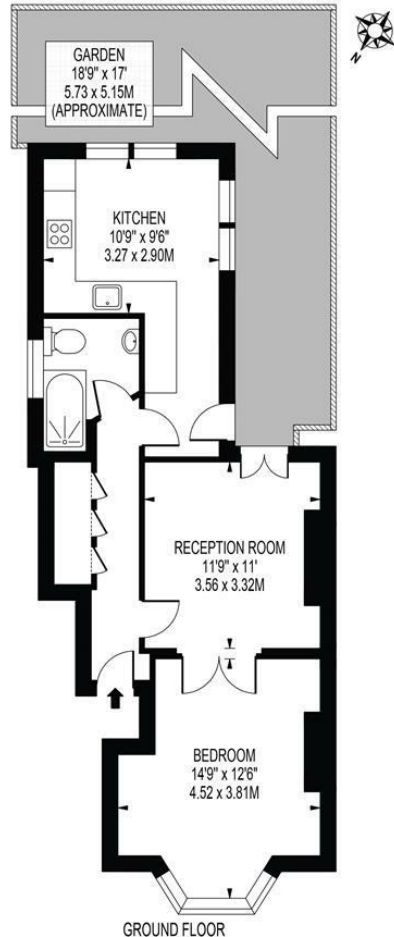
Clarence Road Wimbledon, SW19 8QE

£455,000 Leasehold



A wonderful one double bedroom Victorian garden flat offered to the market with no onward chain and located in the sought after South Park Gardens area in Wimbledon, close to outstanding local schools, fantastic commuter routes and Wimbledon Town Centre. The property boasts a good sized double bedroom, bright and airy reception, a modern fitted bathroom and a large kitchen/diner with integrated appliances. Further benefiting from its own private south facing garden and potential to extend further (subject to the usual permissions and consents), an early viewing of this property is highly recommended!

CLARENCE ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 547 SQ FT - 50.85 SQ M



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 Ground Floor Garden Flat
- Private South Facing Garden
- Sought After South Park Gardens Area
- One Double Bedroom
- Potential To Extend (STPP)
- No Onward Chain
- Leasehold - 117 Years Remaining
- Annual Service Charges - TBC
- Council Tax Band C
- EPC Rating D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
72-91 (A)	76
69-71 (B)	
65-68 (C)	63
55-64 (D)	
49-54 (E)	
45-48 (F)	
39-44 (G)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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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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