

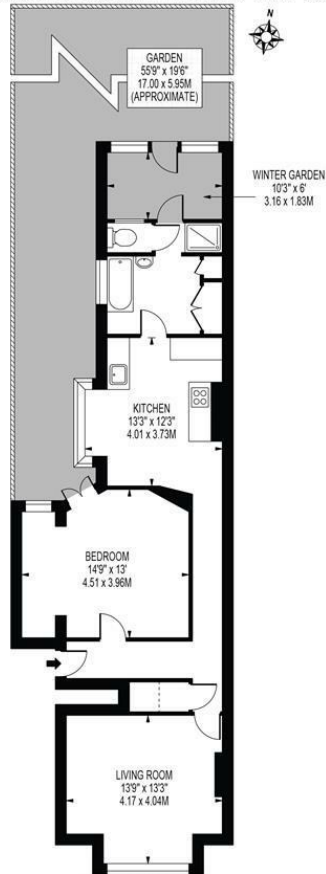
**Effra Road
Wimbledon, SW19 8PW**

Offers In Excess Of £425,000 Leasehold - Share of Freehold



**A fantastic one double bedroom Victorian ground floor flat with wonderful mature garden, sold with a share of freehold and no onward chain. Occupying a favourable location within the South Park Gardens area of Wimbledon this is the perfect opportunity for someone to put their own mark on a property, the flat also boasts the potential to extend subject to the usual consents. Situated close to Wimbledon Town Centre and numerous transport links as well as a diverse range of amenities.
Early Viewings Highly Recommended.**

EFFRA ROAD
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 797 SQ FT - 74.02 SQ M
 (INCLUDING WINTER GARDEN)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF WINTER GARDEN: 62 SQ FT - 5.78 SQ M



GROUND FLOOR
 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 Ground Floor Flat
- Superb Private Garden
- One Double Bedroom
- Lounge
- Kitchen / Breakfast Room
- Bathroom
- South Park Gardens
- Sold with Share of Freehold
- Current EPC Rating - D
- Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	80
(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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Celebrating 30 years of successful Sales and Lettings in Merton

