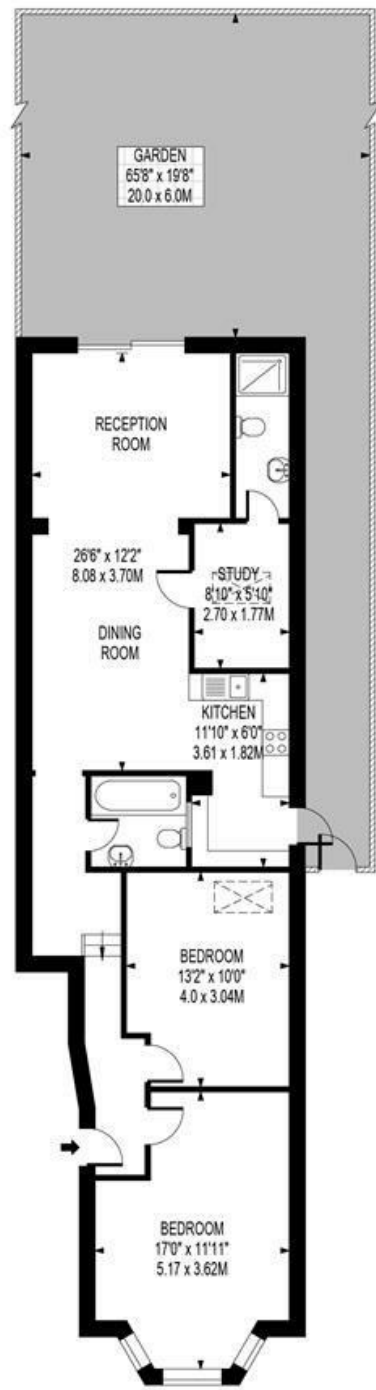


**QUEENS ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA : 870 SQ FT- 80.8 SQ M



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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**204 Queens Road,  
Wimbledon, SW19 8LY**

**Guide Price £625,000 Share of  
Freehold**

A beautiful share of freehold, conversion flat located only a short walk distance to Wimbledon Town Centre. With the added benefit of having off street parking and a private garden this property is ideal for first time buyers, investors or downsizers.

- Ground Floor Flat
- Two/Three Bedrooms
- Private Garden
- No Onward Chain
- Share Of Freehold
- Off Street Parking
- Short Walk To Wimbledon Town Centre
- Two Bathrooms

020 8947 4764

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Fuller Gilbert West Wimbledon, 95 High Street, Wimbledon Village, London, SW19 5EG

**Location**

Located on a popular residential central Wimbledon location. The amenities and commuter station of Haydons Road & Wimbledon are close at hand while the green spaces of South Park Gardens are a short walk away. Popular sought after schools, including Holy Trinity Primary School, are also within easy reach.



**Description**

This superb two/three bedroom ground floor flat offers flexible accommodation through out.

The main bedroom is to the front of the property, it is a large, bright and spacious room with ample room for storage. The second bedroom is also a large double allowing for spacious accommodation.

The property has been extended to the rear to allow for large living accommodation, with sliding doors leading out to a 65ft private garden.

The modern kitchen has been opened to the dining room providing a bright and spacious room.

The property further benefits from a third bedroom/study and two separate bath/shower rooms.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		62	76
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.