

Queens Road Wimbledon, SW19 8LR

£375,000 Leasehold



A well presented top floor one double bedroom Victorian conversion flat offered to the market with off-street parking, communal gardens and superbly positioned only 0.4 miles from Wimbledon Town Centre and Mainline Train Station.

Set on the top floor of an elegant Victorian conversion building and boasting an excellent condition throughout, comprising a bright and airy reception, one larger than average double bedroom, a family bathroom and a separate kitchen.

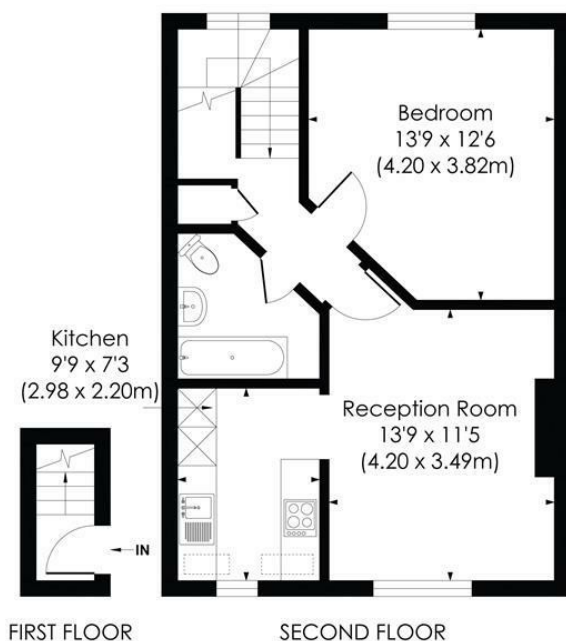
The property comes with off-street parking and communal gardens at the rear, with minimal annual maintenance charges (£650 per annum including buildings insurance costs and £100 ground rent), all run by a Right to Manage Company set up by all owners in the building.

The flat is located towards the top end of Queens Road, a short walk to the numerous bars, shops, restaurants and amenities that Wimbledon Town Centre has to offer. The likes of Wimbledon Mainline Train, District Line and Thameslink are all nearby. This is a wonderful opportunity for a first time buyer and/or investor to purchase a period property in one of Wimbledon's most sought after locations.

QUEENS ROAD, SW19

Approx. Gross Internal Floor Area

555 Sq. ft/51.55 Sq. m

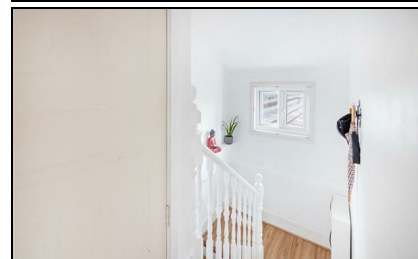


pixangle
PROPERTY MARKETING

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.

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

- Top Floor Victorian Conversion Flat
- One Double Bedroom
- Bright and Airy Reception
- Off-Street Parking
- Communal Gardens
- Central Location in Wimbledon
- Walking Distance to Mainline Train, District & Thameslink Stations
- Leasehold - 125 Years from 17/10/1990
- Annual Service Charges - £650 , Annual Ground Rent - £100
- EPC Rating - C, Merton Council Tax Band - D



Energy Efficiency Rating		Current	Future
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient). The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales			

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years
of successful Sales and
Lettings in Merton

