

Trinity Road Wimbledon, SW19 8QS

£625,000 Leasehold



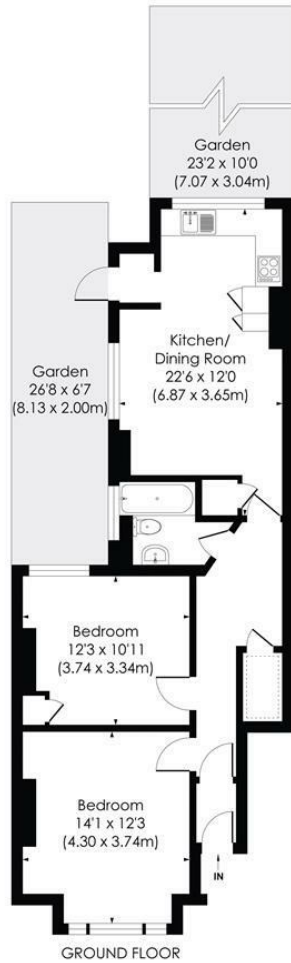
An excellently presented two double bedroom ground floor Victorian purpose-built garden maisonette superbly located in the heart of the desirable 'South Park Gardens' of Wimbledon.

With its own private entrance, comprising two spacious double bedrooms, one family bathroom and an open-plan kitchen/diner with modern, integrated appliances. There is also direct access to a beautifully maintained garden at the rear.

Positioned next to the picturesque South Park Garden Recreation Ground, this charming maisonette is within easy walking distance of Wimbledon Town Centre. Excellent transport links include Wimbledon Mainline and both District and Northern Line Underground stations, offering fast and convenient connections into Central London.

TRINITY ROAD, SW19

Approx. Gross Internal Floor Area
721 Sq. ft/67.01 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.

- Ground Floor Victorian Maisonette
- Two Double Bedrooms
- Open-Plan Kitchen/Diner
- Garden
- Desirable Location in 'South Park Gardens'
- Walking Distance to Wimbledon Town Centre and Trainline
- Leasehold - 101 Years Remaining
- Ad-Hoc Service Charges, Annual Ground Rent - £250
- EPC Rating - D
- Merton Council Tax Band - D



Energy Efficiency Rating		Current	Band
100 kWh/m ² (A+++)	Very low energy cost		
91-100 kWh/m ² (A+)	Low energy cost		
81-90 kWh/m ² (B)			
71-80 kWh/m ² (C)		77	
61-70 kWh/m ² (D)		65	
51-60 kWh/m ² (E)			
41-50 kWh/m ² (F)			
31-40 kWh/m ² (G)			
21-30 kWh/m ² (H)			
1-20 kWh/m ² (I)			

EU Directive 2002/91/EC

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