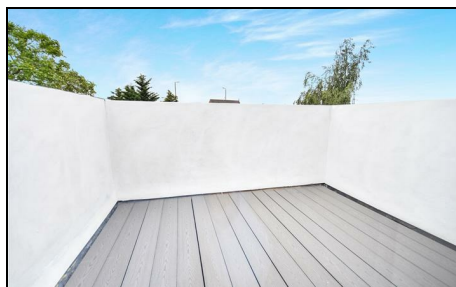


Queens Road Wimbledon, SW19 8LY

£400,000 Leasehold




A newly refurbished one bedroom split level flat with a secluded private balcony, situated on the top floor of this beautiful three storey Victorian property. In stunning condition throughout there is a large double bedroom with vaulted ceilings, luxurious bathroom and a bright open plan kitchen/living room with stone worktops and wood flooring throughout. Situated in an excellent location being within moments of Thameslink Station and within easy reach of both Mainline and Underground stations, as well as the plethora of bars/restaurants and shops that Wimbledon has to offer. This is an ideal investment or first time purchase so an early viewing is highly recommended.

Queens Road, SW19

Approximate Gross Internal Area = 41.8 sq m / 450 sq ft



 = Reduced headroom below 1.5m / 5'0





First Floor Second Floor

This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- No Onward Chain
- Private Balcony
- Bright and Airy Throughout
- Modern Fitted Kitchen
- Excellent Location
- Lease - approx. 121 Years Remaining
- Service Charge - £724 Per Annum
- Ground Rent - £300 Per Annum
- EPC Rating C
- Council Tax Band C



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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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