

## Trinity Road Wimbledon, SW19 8QT

**£480,000 Leasehold**

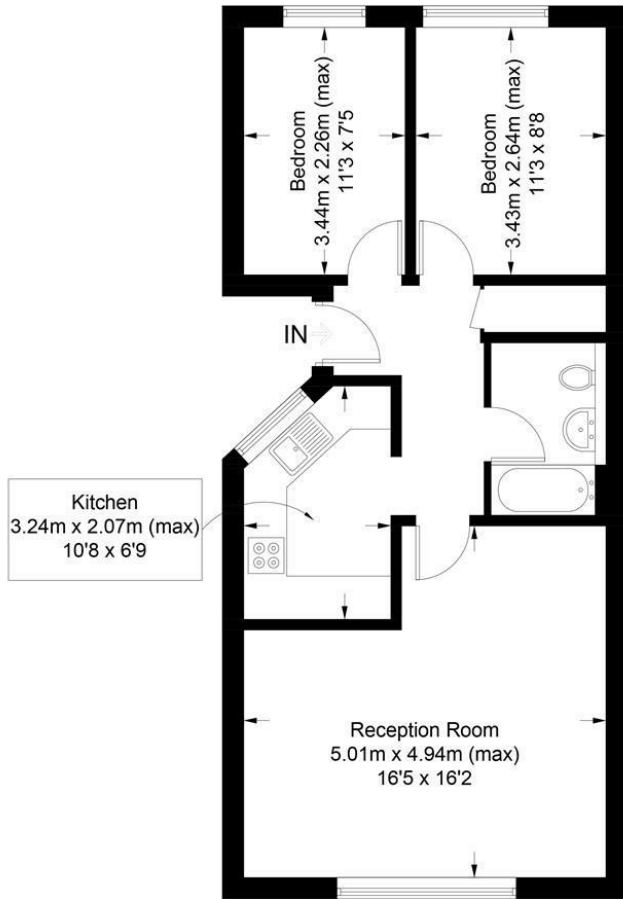


**A well presented top floor two double bedroom purpose built apartment located in the ever popular South Park Gardens area of Wimbledon. This flat has the convenience of its own front door, spacious lounge/diner and the added benefit of gated allocated off-street parking. Being so close to the amenities and transport links that Wimbledon has to offer should appeal to the first time buyer and investor alike.**



## Nairn Court, SW19

Approximate Gross Internal Area = 57.3 sq m / 617 sq ft



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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- Two Double Bedrooms
- Purpose Built Apartment
- Separate Kitchen
- Lounge/Dining Room
- Secure Off-Street Parking
- Great Condition Throughout
- South Park Gardens Location
- EPC Rating C
- Council Tax Band E



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 <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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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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