

## Faraday Road Wimbledon, SW19 8PE

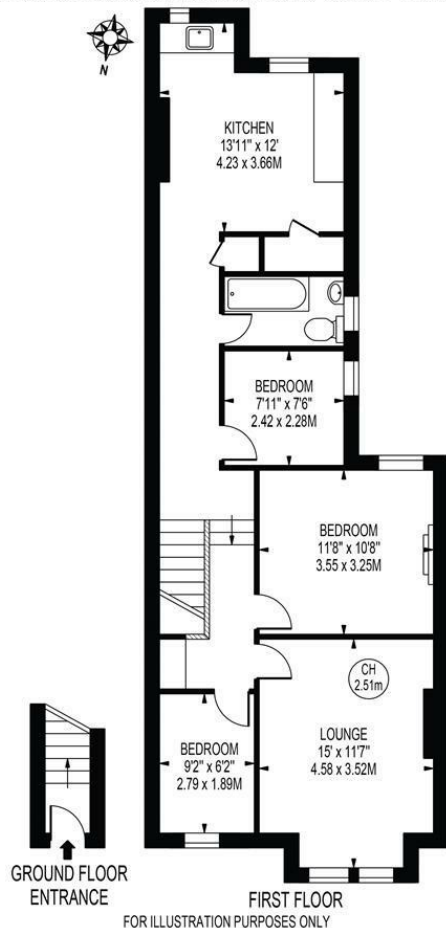
**£625,000 Leasehold**



**A wonderful three bedroom, Victorian first floor purpose-built maisonette moments from South Park Gardens and Wimbledon Town Centre. With it's own private entrance and boasting flexible living accommodation, this bright and airy property boasts an impressive reception room, spacious principal bedroom, two well proportioned single bedrooms/study, as well as a fantastic open-plan kitchen/diner to the rear. The property is only a stone's throw away from the Broadway with its numerous amenities, shops and bars and is walking distance to both Wimbledon Mainline, Northern line stations as well as Haydons Road Thameslink.**



**FARADAY ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 805 SQ FT - 74.75 SQ M



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.

- Period First Floor Maisonette
- South Park Gardens Location
- Three Bedrooms
- Sought After Local Schools
- Moments From Wimbledon Broadway
- Leasehold - 140 years from 25/3/76
- Buildings Insurance 2024/25 £722.61 - Split 50/50 with Freeholder (ie £361.31)
- Annual Service Charge & Ground Rent - £nil
- Current EPC Rating - C
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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