

Stanley Road Wimbledon, SW19 8RE

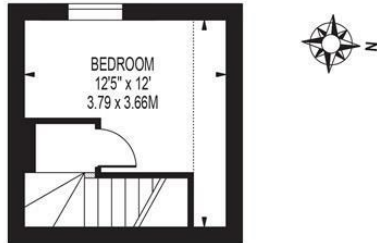
£475,000 Leasehold - Share of Freehold



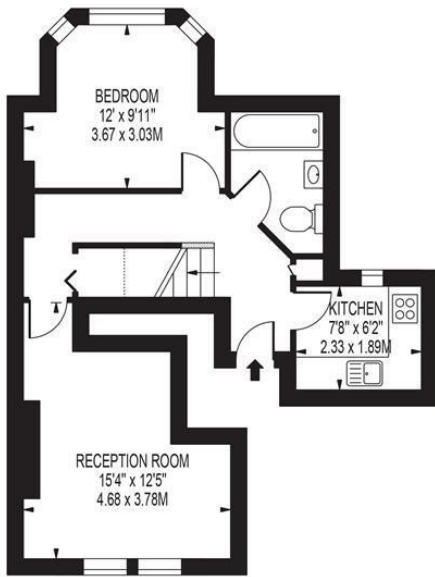
A split-level, two bedroom Victorian conversion flat with no onward chain located moments from Wimbledon town centre and South Park Gardens. This bright and airy property is located on the first floor with a kitchen, double bedroom and a family bathroom. Upstairs is another double bedroom and a spacious living room. In addition to off-street parking there is a share of freehold making this an ideal first time purchase or investment.

STANLEY ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 600 SQ FT - 55.70 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 25 SQ FT - 2.28 SQ M



SECOND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.



- South Park Gardens Location
- Victorian Split Level Conversion
- Excellent Transport Links
- Close To Wimbledon Town Centre
- Off Street Parking
- Two Bedrooms
- Share Of Freehold
- Service Charge - Ad/hoc - Split with co-freeholders
- EPC Rating - D
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		55	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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