



## Ridley Road, Wimbledon

### Guide Price £475,000 Leasehold - Share of Freehold

One Double Bedroom - First Floor - NO CHAIN SALE - Share Of Freehold  
 Presented In Excellent Condition Throughout - Long Lease - Garden  
 Newly Fitted Kitchen - Modern Stylish Bathroom - EPC Rating: C  
 Huge Potential To Extend In The Loft (STP) - Popular Central Wimbledon

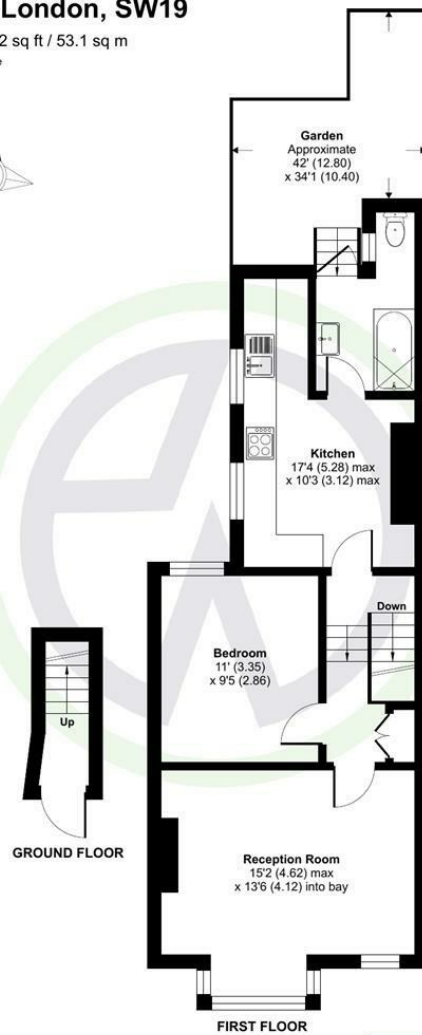


# Ridley Road, Wimbledon

## Ridley Road, London, SW19

Approximate Area = 572 sq ft / 53.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Eddison White. REF: 1239658



London Borough of Merton  
Tax Band C  
Leasehold - Share of Freehold

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		74	79
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.



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