

## Queens Road Wimbledon, SW19 8LY

£325,000 Leasehold

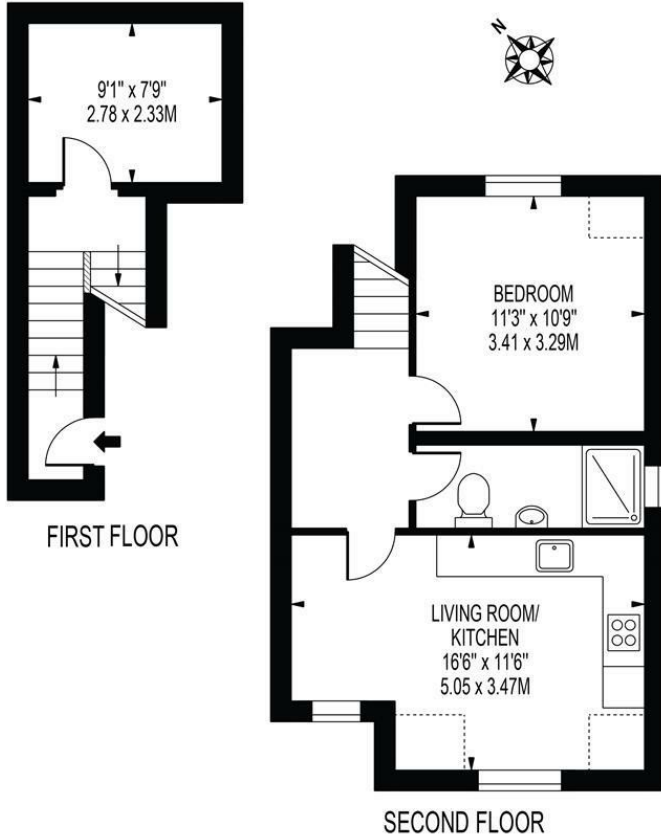


**A fully renovated and modern one double bedroom top floor Victorian conversion flat, with a private roof terrace and sold with no onward chain. Enviably located within close proximity of fantastic transport links, excellent primary schools and all the amenities of Wimbledon Town Centre at the top of the road. Positioned on the top floor, this bright and airy property has been tastefully decorated throughout with a well appointed open plan kitchen/reception room with stone worktops, integrated appliances and wood flooring, as well as a stunning family bathroom. A suitable first time purchase or investment.**

## QUEENS ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 533 SQ FT - 49.49 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 21 SQ FT - 1.92 SQ M



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.



- Top Floor Victorian Conversion Flat
- One Double Bedroom
- Private Roof Terrace
- Open Plan Kitchen/Reception Room
- Walking Distance to Multiple Transport Links
- No Onward Chain
- Leasehold - New Lease of 125 Years Remaining
- Annual Service Charges - approx £700, No Ground Rent
- EPC Rating C
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	80
(69-80) <b>C</b>			
(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	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

