

**21B Alexandra Road  
Wimbledon, SW19 7JZ**

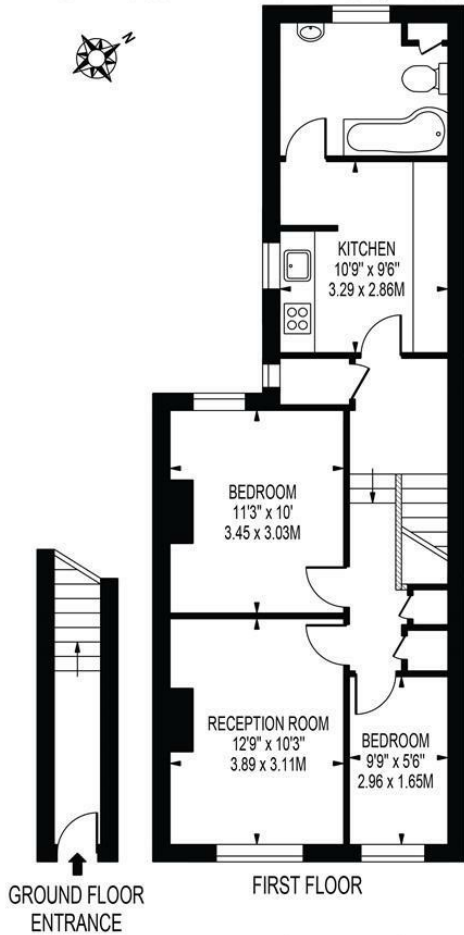
**£485,000 Leasehold - Share of Freehold**



**A spacious two bedroom first floor Victorian conversion flat sold with a share of the freehold, no onward chain and fantastic extension potential as well as potential for off street parking (STPP).**

**Located within moments of Wimbledon town centre, train/tube/tram station and a superb selection of local amenities, the property benefits from having two bedrooms, a family bathroom, a spacious kitchen dining area and a separate lounge. It would be a wonderful opportunity for first time buyers and investors alike therefore an early viewing is highly recommended.**

**ALEXANDRA ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 638 SQ FT - 59.23 SQ M



For Illustration Purposes Only - Not To Scale

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.

- Victorian Conversion Flat
- Two Bedrooms
- Moments from Excellent Transport Links
- Open Plan Kitchen/Diner
- Potential to Extend STPP
- Share Of Freehold
- Service Charge - Ad/hoc
- Ground Rent - nil
- Council Tax Band C
- EPC Rating D



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	64	72
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