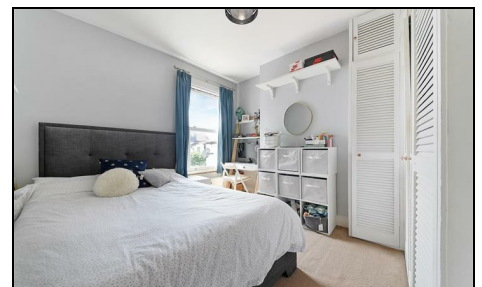


Dryden Road Wimbledon, SW19 8SG

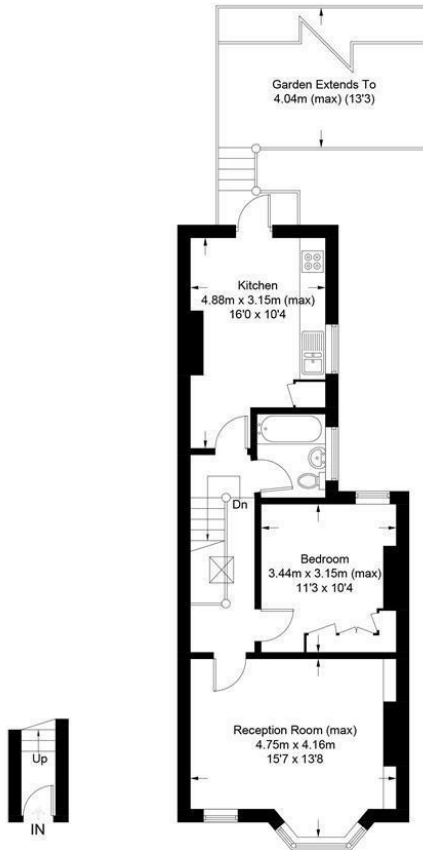
£450,000 Leasehold



A larger than average one bedroom first floor Victorian conversion flat with a private south facing garden, situated in the Poets area of Wimbledon being within easy reach of a multitude of transport links including Underground, Mainline and Thameslink stations. The property is in lovely condition, having been refurbished by the current owners with a large reception room, double bedroom, modern family bathroom and eat-in kitchen. Offered to the market with no onward chain and a long lease, this is a perfect purchase for a first time buyer looking to get on the property ladder.

Dryden Road, SW19

Approximate Gross Internal Area = 56 sq m / 603 sq ft



Ground Floor First Floor

This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- First Floor Victorian Conversion Flat
- One Double Bedroom
- Lovely Condition Throughout
- Private South Facing Garden
- Walking Distance to Multiple Transport Links
- In Excess of 600 sq ft
- No Onward Chain
- Leasehold - 144 years remaining
- Ground Rent - £200 pa, Service Charges - Ad-Hoc
- EPC Rating C - Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(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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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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