

**Flat 2, 251 Queens Road  
Wimbledon, SW19 8NY**

**£215,000 Leasehold**



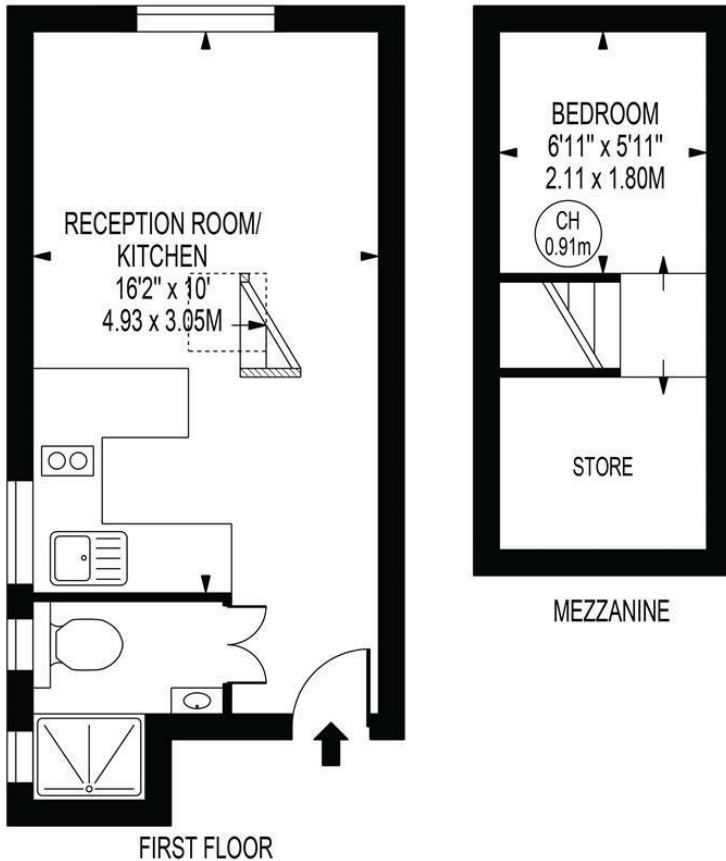
**A well presented studio apartment located just a short walk from Wimbledon Mainline Station, Haydon's Road Thameslink Line Station. A great opportunity for an investor or first time buyer looking for easy access to a choice of excellent local amenities. Located on the first floor refurbished throughout to a great standard and offers a bright and spacious accommodation with a well equipped fitted kitchen and bathroom suite, potential to extend STPP.**

## QUEENS ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 296 SQ FT - 27.50 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)



APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 72 SQ FT - 6.69 SQ M



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.

- First Floor Studio Apartment
- Bathroom Suite
- Kitchenette Area
- Leasehold 170 years remaining
- Service charge £844,80 per annum (inc Building Insurance)
- Ground rent Peppercorn £0
- South Facing
- Close to Wimbledon Town & Station
- EPC - D
- Council Tax Band - B



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	65	76
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