

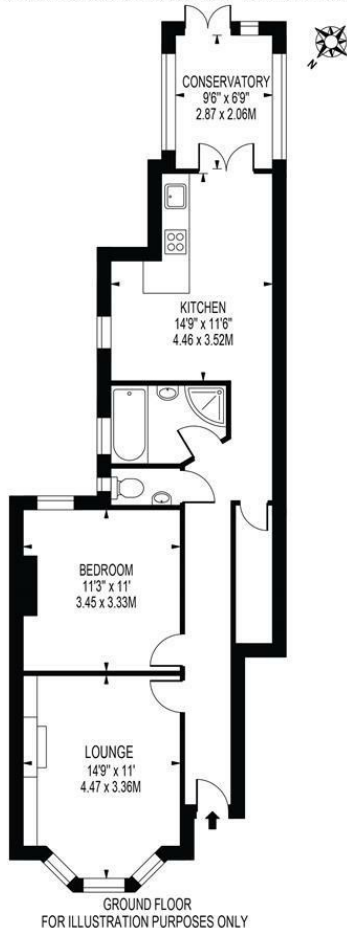
**Clarence Road
Wimbledon, SW19 8QE**

Offers In Excess Of £570,000 Leasehold - Share of Freehold



A well presented one double bedroom ground floor Victorian maisonette boasting a open plan kitchen/living space, spacious lounge, family bathroom with separate WC and conservatory with direct access to a private south facing garden, along with ample storage and a separate storage room. The property is enviably located moments away from the picturesque South Park Gardens and only a short walk from Wimbledon Town Centre and transport links offering an abundance of shops, restaurants and excellent local schools. Being sold with No Onward Chain, an early viewing is highly recommended to avoid missing out!

CLARENCE ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 705 SQ FT - 65.49 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.

- Victorian Maisonette
- One Double Bedrooms
- Private South Facing Garden
- Superb Location
- Open Plan Kitchen/Living Space
- No Onward Chain
- Ofsted Rated "Outstanding" Schools Nearby
- Share Of Freehold (Underlying Lease - 972 Years Remaining)
- EPC Rating C
- Council Tax Band D



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