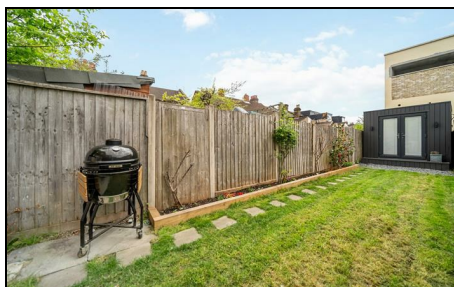


## Effra Road Wimbledon, SW19 8QA

**£600,000 Freehold**

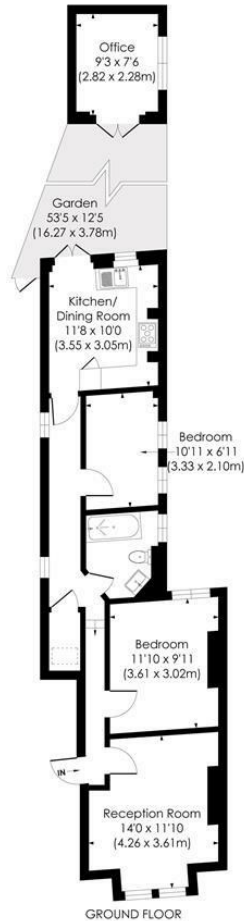


**A beautiful, Victorian, two double bedroom ground floor garden flat presented in excellent condition throughout with modern fitted kitchen with range cooker and large separate living room. Situated in the very popular South Park Gardens area within easy reach of fantastic transport links, excellent local schools and a plethora of bars and restaurants. Offered to the market with the great benefit of the Freehold to the entire building and boasting potential to extend (subject to the usual consents), this is a fantastic opportunity for both a purchase as an investment or home.**

## EFFRA ROAD, SW19

Approx. Gross Internal Floor Area

**728 Sq. ft/67.65 Sq. m**  
(Including Office)



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- South Park Gardens Area
- Presented in Excellent Condition Throughout
- South Facing Private Garden with Garden Room/Office
- Period Conversion
- Close to Transport
- Freehold (Current Building Insurance Contribution - £782.50)
- Service Charge - Ad/hoc
- Ground Rent - Nil
- EPC Rating C
- Council Tax Band - C



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-101)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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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