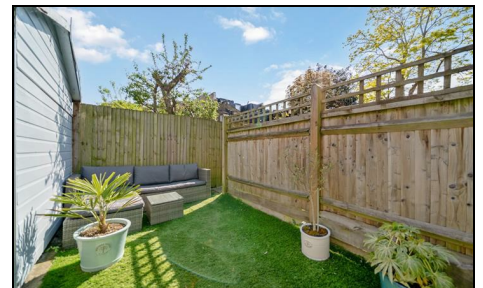


Latimer Road Wimbledon, SW19 1EP

£625,000 Leasehold - Share of Freehold



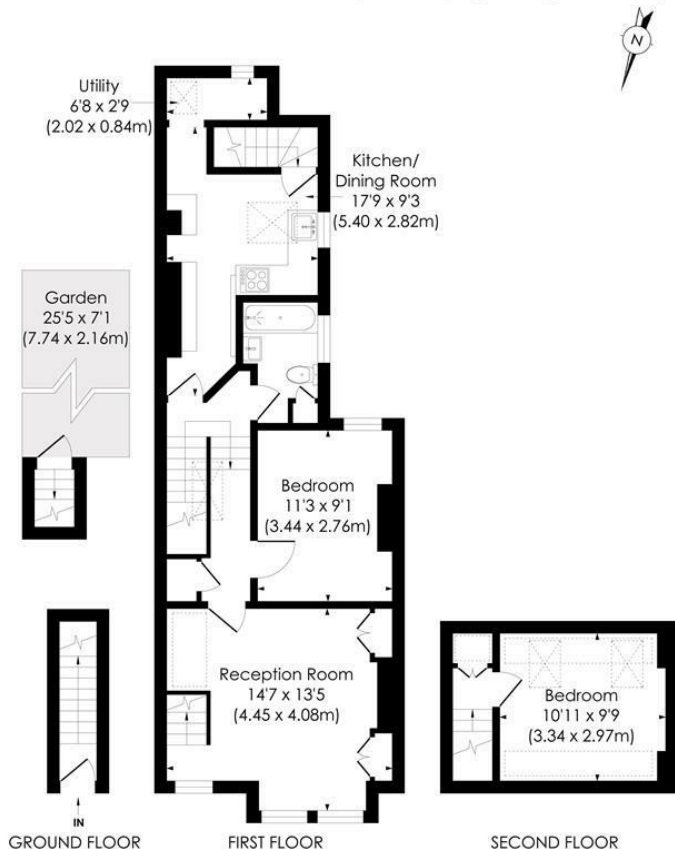
An extremely well presented, two double bedroom, first floor Victorian split-level flat with a South-facing garden, located on this sought after road conveniently situated between Wimbledon mainline station and the Northern Line. This bright and airy flat has a large front reception room, recently fitted modern kitchen with vaulted ceiling, utility room, well-appointed remodelled bathroom suite and internal stairs that lead directly to the sunny, low maintenance, private garden. Sold with the added benefit of share of freehold. An early viewing is highly recommended.

LATIMER ROAD, SW19

Approx. Gross Internal Floor Area

751 Sq. ft/69.80 Sq. m (Including Reduced Height)

704 Sq. ft/65.39 Sq. m (Excluding Reduced Height)



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PROPERTY MARKETING

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.

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- Two Double Bedroom
- Split Level Flat
- Private Garden
- Recently Installed Kitchen and Bathroom
- Excellent Transport Links
- Share Of Freehold - Underlying Lease of 999 years from 25/12/1985
- Service Charge - Ad/hoc
- Ground Rent - Nil
- Current EPC Rating - D
- Council Tax Band - C



| Energy Efficiency Rating | | Current | Future |
|---|--------|---------|--------|
| The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient). The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient). | | | |
| A | 92-100 | | |
| B | 81-91 | | |
| C | 69-80 | | |
| D | 55-68 | | |
| E | 39-54 | | |
| F | 29-38 | | |
| G | 1-28 | | |
| The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient). | | | |
| England & Wales | | | |

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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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