



WIMBLEDON PARK ROAD, SW18 1LS

Asking Price £360,000

New to the market we are delighted to present a charming raised ground floor, one bed conversion located on Wimbledon Park Road. Offering a generous open plan kitchen reception boasting period features this property offers an abundance of natural light and charm. Wimbledon Park Road is well positioned for easy access to Putney, Wandsworth and Southfields where a large number of transport links, shops, bars, restaurants and entertainment can be found. A number of local parks and commons are situated close by. Additional benefits include a share of the freehold.

Currently, let till February 2024, this property makes an excellent investment achieving £1,275PCM.

This property is offered to the market chain free.

Council Tax Band B - Wandsworth
Service charge £2015 P/A
Lease 89 years (with share of freehold)



www.maalems.co.uk

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Registered in England & Wales No. 5585458





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

For an instant or face to face valuation, please scan the QR code:



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