



## ALEXANDRA ROAD, SW19 7JY

### Offers Over £325,000

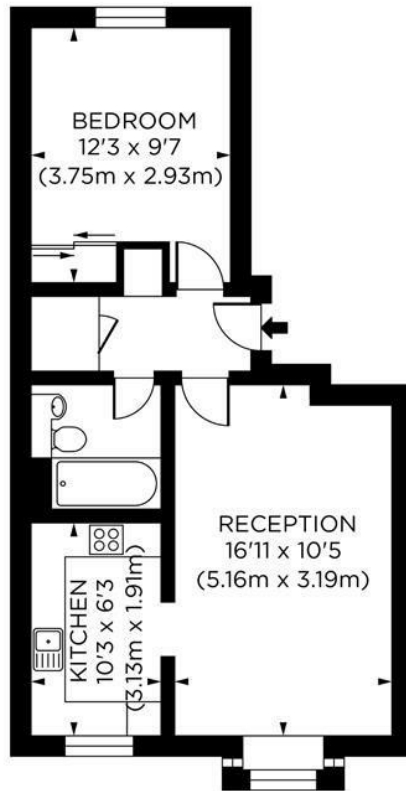
We are delighted to offer to the market a one-bedroom, ground floor purpose-built flat which is located close to Wimbledon Mainline Station. The property benefits from a good sized reception room, separate kitchen, double bedroom with built in wardrobe, and a bathroom. Situated next to Leopold Road, the property is only moments away from numerous amenities, bars and restaurants, and a short walk to the open spaces of Wimbledon Common and the Village. In addition, there is no onward chain, off street parking, secure entry, and a long lease. A perfect property for a first time buyer or rental investor. Leasehold. EPC rating C. Council Tax Band C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=tu3KtaQ4Hvc>.



[www.maalems.co.uk](http://www.maalems.co.uk)  
 Earlsfield & Wandsworth Office  
 344 Garratt Lane  
 Earlsfield, London SW18 4EL  
 T: 020 8875 9200  
[earlsfield@maalems.co.uk](mailto:earlsfield@maalems.co.uk)

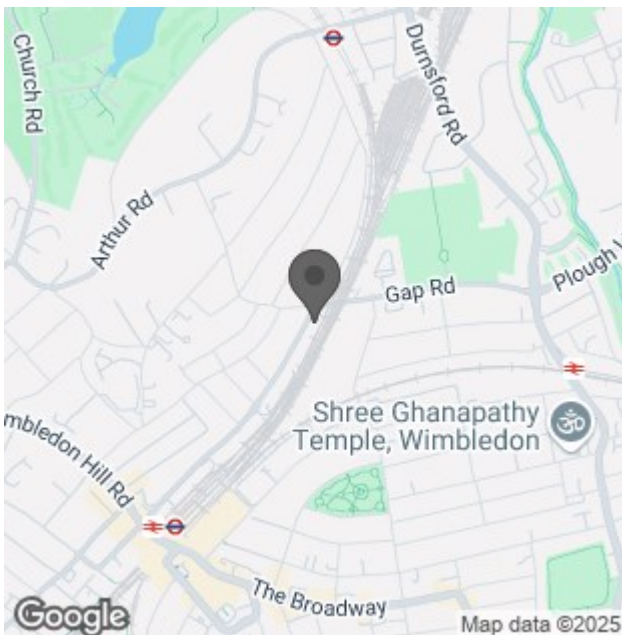
Registered in England & Wales No. 5585458





GROUND FLOOR

Alexandra Road SW19 7JY  
Gross Internal Area 463 sq ft/43 sq metres  
©photosandfloorplans.com



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   | 72      | 76        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |

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



[www.maalems.co.uk](http://www.maalems.co.uk)

Earlsfield & Wandsworth Office  
344 Garratt Lane  
Earlsfield, London SW18 4EL  
T: 020 8875 9200  
earlsfield@maalems.co.uk

Registered in England & Wales No. 5585458

