



DRYDEN ROAD, SW19 8SG

Asking Price £425,000

New to the market and offered chain free, is this spacious first floor conversion offering two double bedrooms, a generous lounge, separate kitchen and shared paved garden. Situated within minutes of an array of transport options, close to Garfield Park, Quicks Road Park and a selection of shops. The property has excellent potential for extending into the loft (subject to planning) and is within easy reach of both Wimbledon and Colliers Wood with numerous bars, restaurants, and retail options. Dryden Road is a popular Street comprising period mid terraces, falling within the desirable "Poets". This first floor conversion offers the potential to extend and a flexible layout to suit desired living space. Boasting tall ceiling, double glazed front sash windows and gas central heating. Leasehold. EPC Rating D. Council Tax Band Merton.



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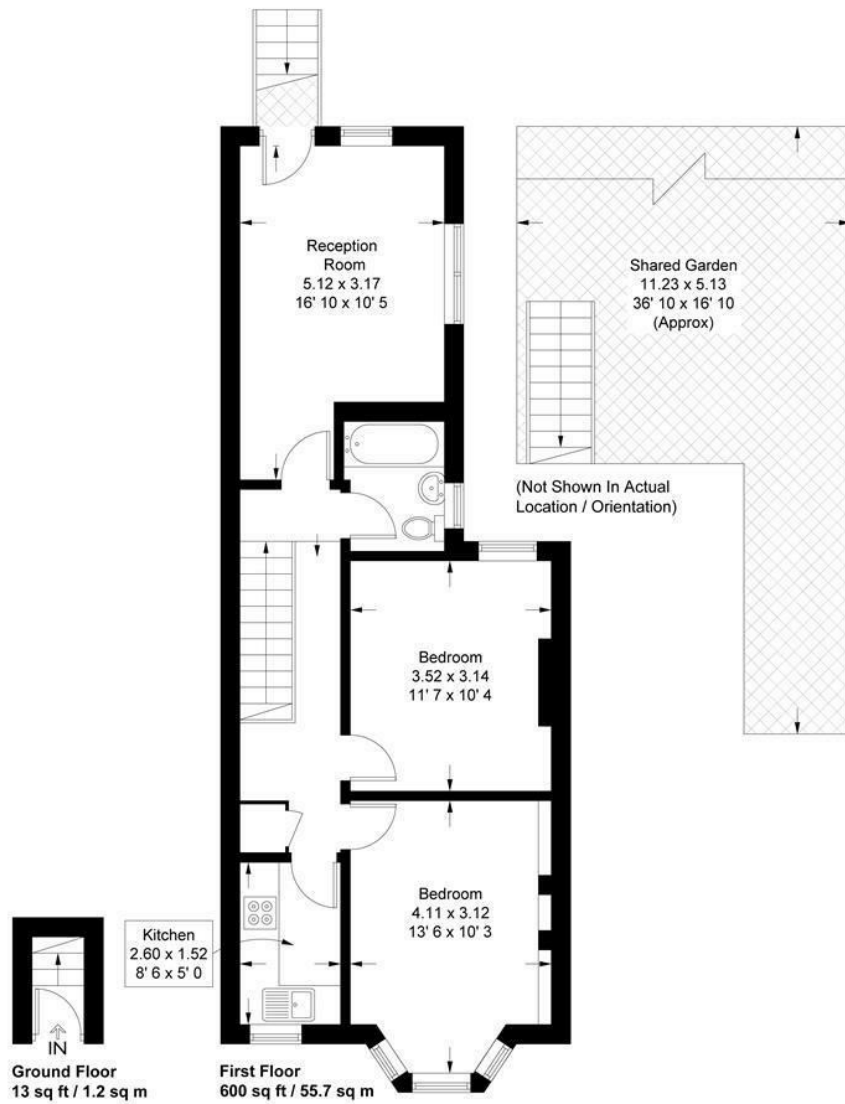
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Registered in England & Wales No. 5585458

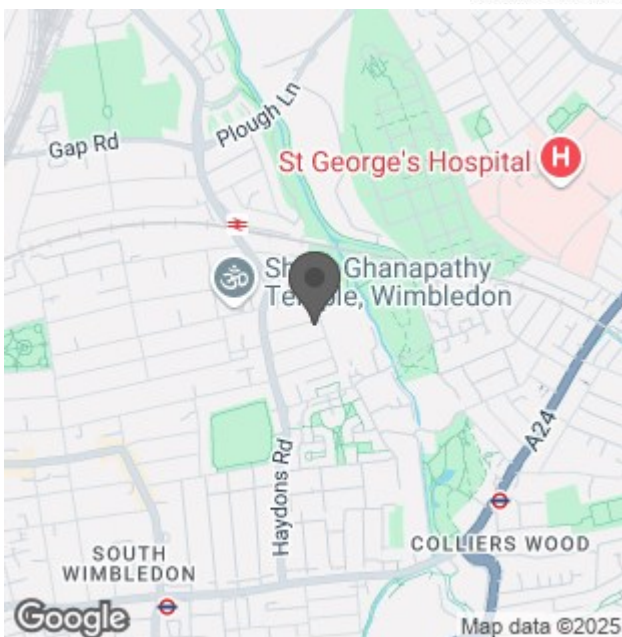


Dryden Road

Approximate Gross Internal Area = 613 sq ft / 56.9 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice



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	

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