



**Griffiths Road, SW19**

**London**

Guide Price  
**£300,000**

**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

Please Quote Ref AA1262 For All Enquiries -Guide Price £300,000-£315,000- Located on one of Wimbledon's most sought-after residential roads, this beautifully maintained flat offers bright, modern living – with off street parking and a share of the freehold.

Set within a well-kept purpose-built development, the property features generous living space, contemporary interior and an allocated parking space.

Perfectly positioned in the heart of SW19, it's just a short walk from Wimbledon town centre, the station, local shops, and the open green spaces of Wimbledon Common. The flat is move-in ready, with well-maintained communal areas, and offers a rare opportunity for first-time buyers or investors alike.

Just a 5-minute stroll to South Wimbledon (Northern line) and within easy reach of Wimbledon station, this location offers superb connectivity via Underground, National Rail, and Tramlink. Frequent buses serve the local area, and major roads including the A219 and A3 are easily accessed.

Griffiths Road remains a prime, peaceful location within Wimbledon – highly desirable and perfectly placed for enjoying all that this vibrant part of South West London has to offer.



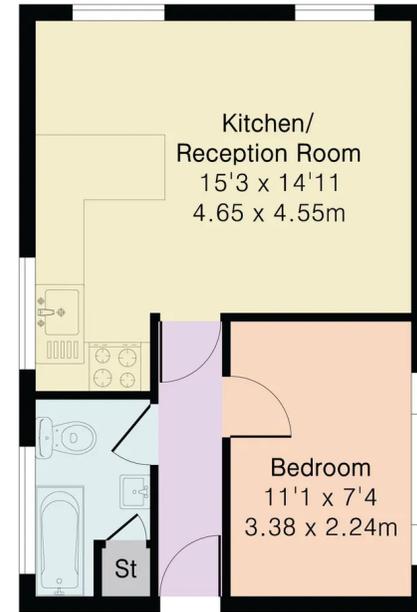






Approximate Gross Internal Area 354 sq ft - 33 sq m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Second Floor

## Ani Alia

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