

## Toynee Road Wimbledon, SW20 8SL

**£675,000 Leasehold**



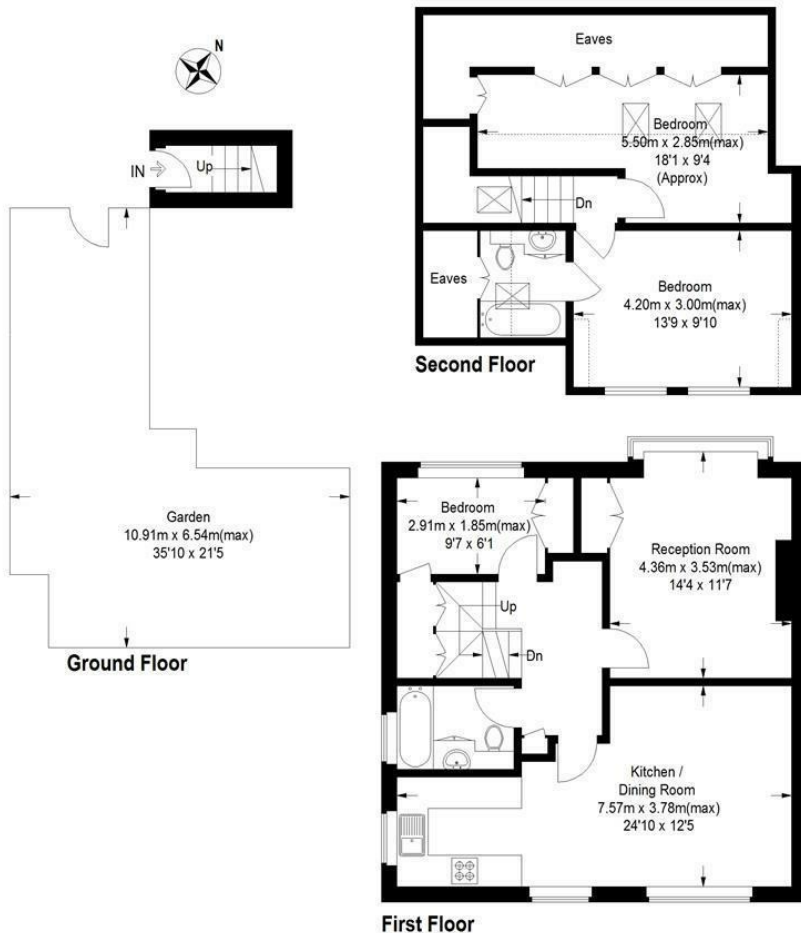
**A rare opportunity to secure a stunning split-level maisonette in the sought-after Dundonald area of Wimbledon! Offering over 1,100 sq ft of beautifully presented accommodation, this impressive home features three bedrooms, two bathrooms, a private South-West facing garden, its own entrance, and no onward chain.**

**Flooded with natural light, the property boasts a spacious open-plan kitchen/diner, stylish reception room, generous storage, and flexible living space throughout. Perfectly positioned next to the highly regarded Dundonald and Wimbledon Chase schools, and just 0.6 miles from Wimbledon Station and Town Centre.**

**Moments from Dundonald Tram Stop and the picturesque Dundonald Recreation Ground, with resident parking available, this is an exceptional home in one of Wimbledon's most desirable postcodes.**

## Toynbee Road, SW20

Approximate Gross Internal Area  
 Ground Floor = 2.1 sq m / 23 sq ft  
 First Floor = 60.8 sq m / 654 sq ft  
 Second Floor (Including Eaves) = 46.6 sq m / 502 sq ft  
 Total = 109.5 sq m / 1179 sq ft



= Reduced headroom below 1.5 m / 5'0"

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
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- Split-Level Purpose-Built Maisonette
- Three Bedrooms & Two Bathrooms
- Private South-West Facing Garden
- Located in the Desirable 'Dundonald' Area
- In Excellent Condition Throughout
- No Onward Chain
- Leasehold - 97 Years Remaining
- Annual Ground Rent - Peppercorn, Annual Service Charges - None
- EPC Rating - C
- Merton Council Tax Band - E



| Energy Efficiency Rating |   | Current | Target |
|--------------------------|---|---------|--------|
| 100-105                  | A |         |        |
| 81-100                   | B |         |        |
| 69-80                    | C | 77      | 79     |
| 55-68                    | D |         |        |
| 49-54                    | E |         |        |
| 35-48                    | F |         |        |
| 2-34                     | G |         |        |

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