

Ridley Road
Wimbledon

£450,000

- Top floor period conversion
- Private South facing garden
- No chain
- Loft extension potential (STPP).
- Close to all amenities
- Share of freehold.
- Council tax Band C
- EPC Rating C







020 8544 2828
Wimbledon: Wimbledon Park: Colliers Wood
www.SW19.com
SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737
'it's all in the postcode...'

SW19 are delighted to present this charming one-bedroom top floor period conversion, ideally located on the ever-popular Ridley Road and offered to the market with no onward chain and a share of the freehold. Beautifully positioned within this attractive period property, the flat offers bright and well-proportioned accommodation, making it an ideal first-time purchase or investment. A particular feature of the property is the private rear staircase providing direct access to the garden, offering a rare addition for a top floor apartment. Perhaps the most exciting aspect is the exceptional potential to extend into the loft space. Subject to the necessary planning permissions and building regulations, there is scope to create two additional rooms, significantly increasing both the living space and future value. Situated within easy walking distance of South Wimbledon Underground Station (Northern Line), local cafés, shops and green spaces, this property combines character, convenience and exciting future potential. Offered with no onward chain and a share of the freehold, early viewing is highly recommended.









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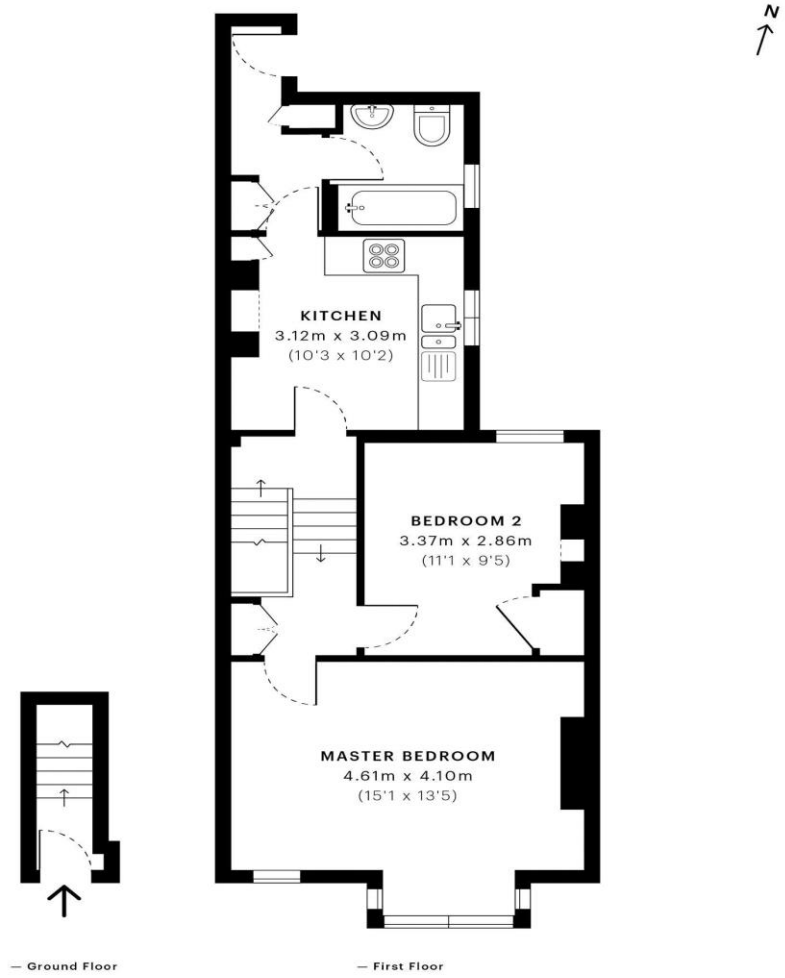
SW19

Ridley Road, SW19

CAPTURE DATE
26/07/2019

LASER SCAN POINTS
21,605,355

GROSS INTERNAL AREA
53.0 Sqm / 571.0 Sqft



GROSS INTERNAL AREA
The footprint of the property
53.0 Sqm / 571.0 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
48.2 Sqm / 518.7 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.4 Sqm / 4.0 Sqft

spec
RICS

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.

IPMS 3B RESIDENTIAL
52.1 Sqm / 560.5 Sqft

IPMS 3C RESIDENTIAL
48.6 Sqm / 522.8 Sqft

SPEC ID
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These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.