

## Latimer Road London, SW19 1EW

**£620,000 Freehold**



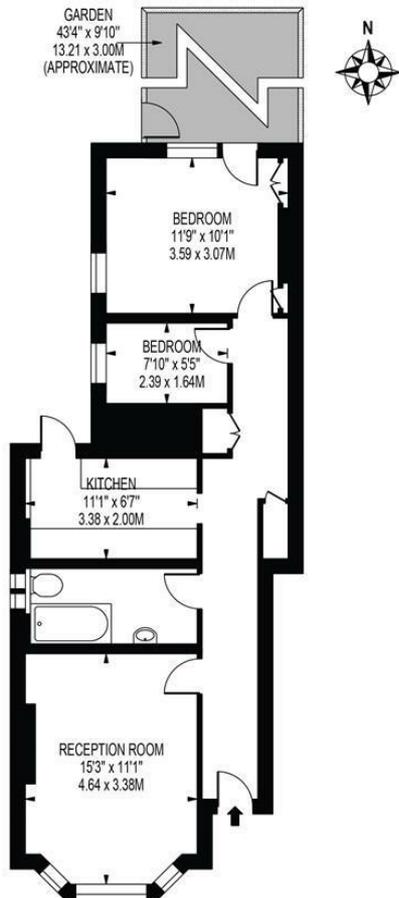
A well-presented Victorian ground floor maisonette, located just a stone's throw from Wimbledon Broadway offering generous living space, period character and private garden.

Set within an attractive Victorian property, this charming home comprises a bright and spacious reception room with high ceilings and period features, a well-appointed kitchen, a bright and airy double bedroom, a versatile second bedroom ideal as a home office or nursery, and a family bathroom.

Located just moments from the excellent shopping, dining and transport facilities of Wimbledon Broadway and Town Centre, including mainline rail and underground connections, this property combines character, convenience and outdoor space in a highly desirable setting.

## LATIMER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 637 SQ FT - 59.14 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Ground Floor Victorian Maisonette
- Moments From Wimbledon Broadway
- Private Garden
- Excellent Transport Links
- Well-Proportioned Throughout
- Freehold - Underlying Lease of 996 Years
- Service Charge - Ad Hoc
- Ground Rent - Nil
- EPC Rating - D
- Merton Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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