

Stanley Road Wimbledon, SW19 8RE

£350,000 Leasehold



Located in the heart of the much sought after 'South Park Gardens' area of Wimbledon is this bright and airy one double bedroom ground floor purpose-built apartment. Boasting a private garage, communal gardens and offered to the market with no onward chain.

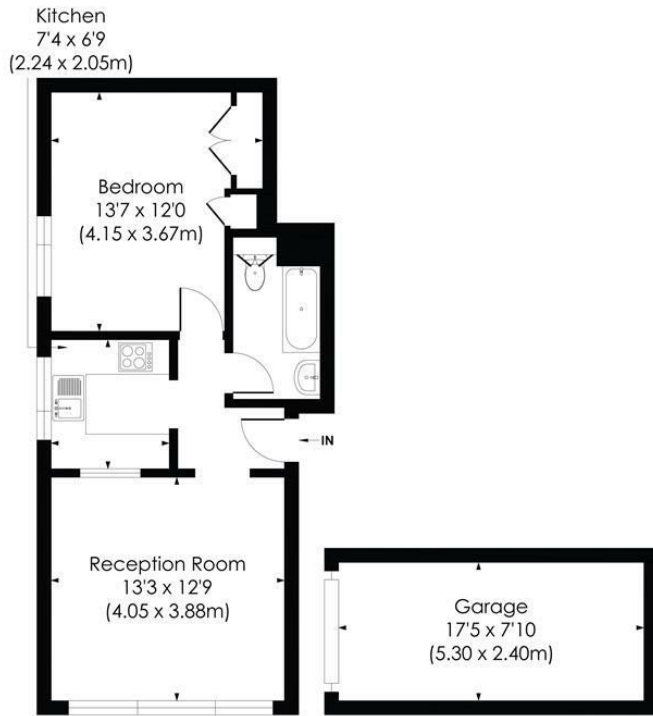
Featuring a bright and spacious reception, a separate kitchen, family bathroom and a double bedroom with built-in wardrobes. The development benefits from one private garage and communal gardens at the front, side and rear.

Situated in an incredibly convenient and desirable central Wimbledon location on Stanley Road, only 0.5 miles from Wimbledon Mainline Train Station, and in close proximity distance to both Haydons Road Thameslink and South Wimbledon Northern Line Tube. Next to an abundance of amenities, shops, bars and restaurants for SW19 with the picturesque South Park Gardens nearby. This is a brilliant first time purchase or buy to let investment.

STANLEY ROAD, SW19

Approx. Gross Internal Floor Area

470 Sq. ft/43.64 Sq. m
(Excluding Garage)



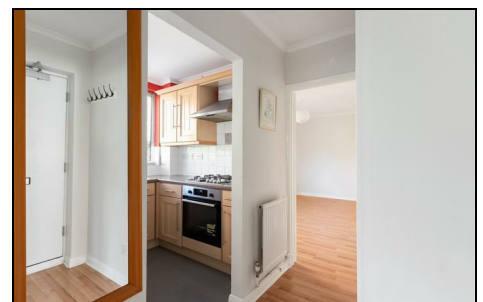
GROUND FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Ground Floor Purpose-Built Apartment
- One Double Bedroom
- Bright and Airy Reception
- Private Garage & Communal Gardens
- Desirable Location in South Park Gardens
- No Onward Chain
- Leasehold - 115 Years Remaining
- Annual Service Charge - £1547, Annual Ground Rent - £250
- EPC Rating - C
- Merton Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		72	76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		7	9
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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