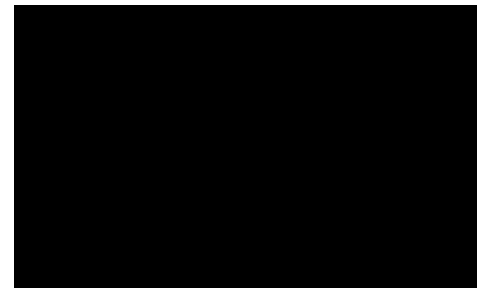


## Toynbee Road Wimbledon, SW20 8SL

**£675,000 Leasehold**



In excess of 1100 sq ft, a superb three bedroom, two bathroom, split-level purpose-built maisonette with a South-West facing private garden and no onward chain.

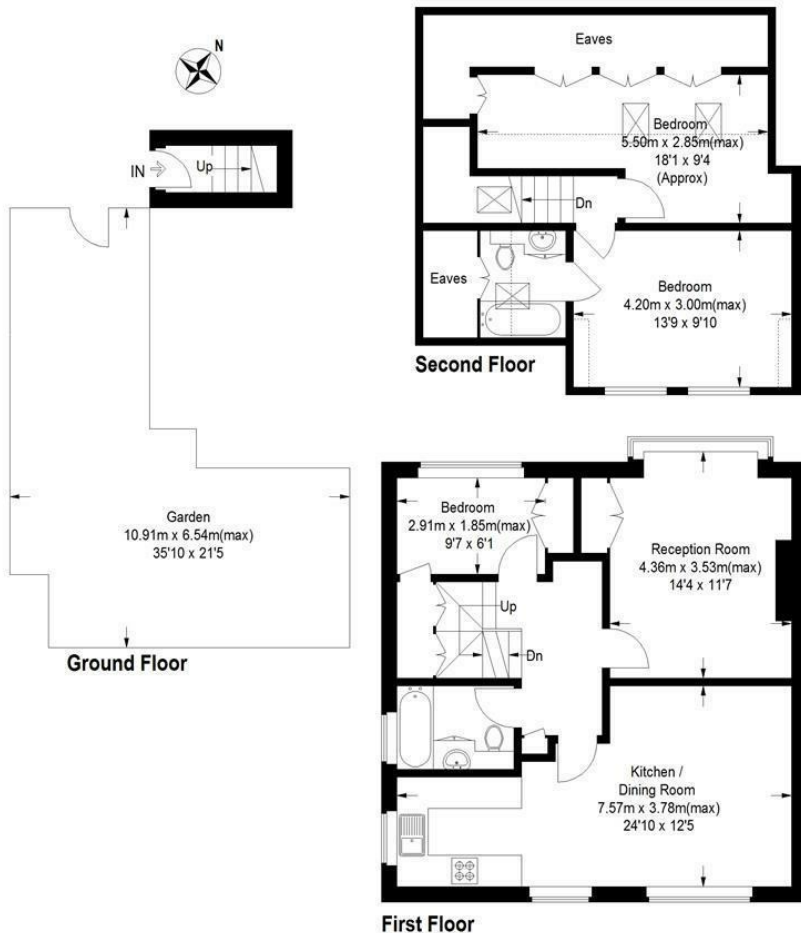
Positioned in the desirable 'Dundonald' area of Wimbledon and ideally located next to the highly sought-after Dundonald and Wimbledon Chase schools, with Wimbledon Train Station and Town Centre only 0.6 miles away.

This stunning maisonette (with its own private entrance) is set over the first and second floor and is in excellent condition throughout, with copious amounts of natural light and storage. Comprising a spacious open-plan kitchen/diner with modern integrated appliances, a well appointed reception and two large double bedrooms plus an additional single/study room.

Located a short walk from Dundonald Tram Stop and next to the picturesque Dundonald Recreation Ground, there is also resident parking on the road. This is a brilliant and rare opportunity for a purchase in such a coveted postcode.

## Toynbee Road, SW20

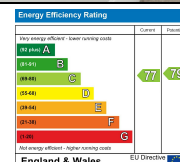
Approximate Gross Internal Area  
 Ground Floor = 2.1 sq m / 23 sq ft  
 First Floor = 60.8 sq m / 654 sq ft  
 Second Floor (Including Eaves) = 46.6 sq m / 502 sq ft  
 Total = 109.5 sq m / 1179 sq ft



= 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



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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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