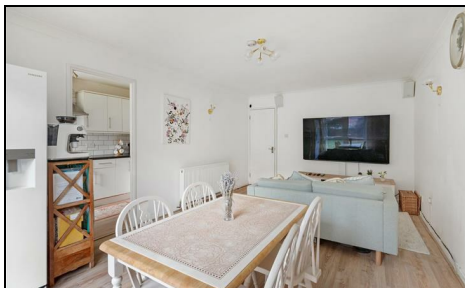


## Henfield Road Wimbledon, SW19 3HU

**£450,000 Leasehold - Share of Freehold**



A well presented two-bedroom ground floor apartment, featuring a bright south-facing reception, direct access to communal gardens, and the added advantage of Share of Freehold. Quietly tucked away within a tranquil residential pocket, yet within easy reach of Wimbledon Town Centre, this home offers an exceptional balance of calm and convenience, while also being well placed for Dundonald and Wimbledon Chase schools.

The south-facing reception enjoys excellent natural light and opens directly onto the gardens, creating a wonderful sense of space and openness. The accommodation is well arranged, comprising a separate modern kitchen, two well-proportioned bedrooms with built-in wardrobes, and a family bathroom.

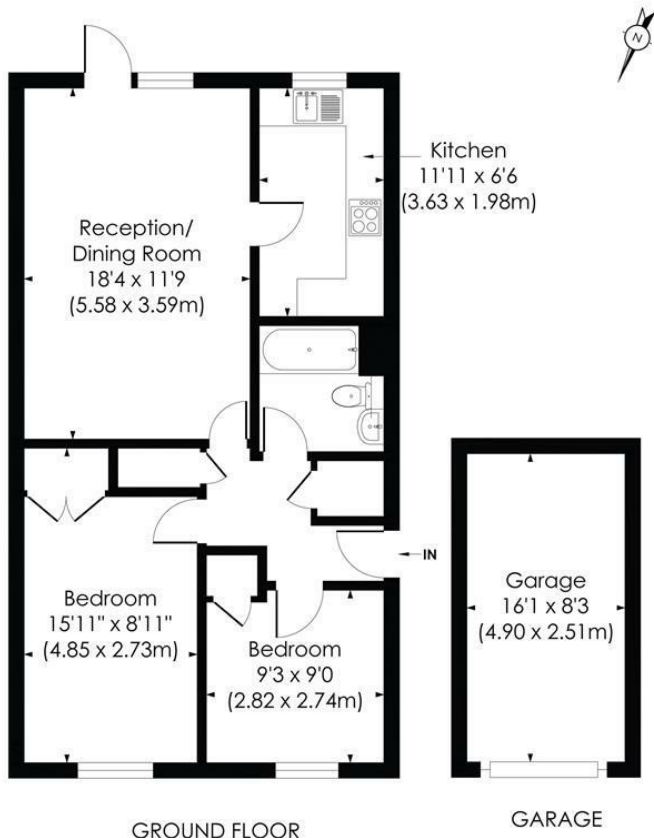
Further benefits include a private garage, permit parking availability on Henfield Road, and an exceptionally long lease with no ground rent. This makes it an ideal first-time purchase or investment in a peaceful yet well-connected Wimbledon setting.

**HENFIELD ROAD, SW19**

Approx. Gross Internal Floor Area

**777 Sq. ft/72.12 Sq. m (Incl. Garage)**

**644 Sq. ft/59.87 Sq. m (Excl. Garage)**



Energy Efficiency Rating		Current	Target
100-92	A		
91-81	B		
80-65	C	77	79
64-55	D		
54-45	E		
44-35	F		
35-21	G		

EU Directive

**pixangle** 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.

- Well Presented Ground Floor Purpose-Built Apartment
- Two Bedrooms
- South-Facing Reception Bathed in Natural Light
- Direct Access to Communal Gardens
- Private Garage & Permit Parking Availability
- Close Proximity to Multiple Transport Links and Outstanding Schools
- Share of Freehold (983 years on Underlying Lease)
- Annual Service Charges: £2170.60, No Ground Rent
- EPC Rating - C
- Merton Council Tax Band - D

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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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