

## Toynbee Road Wimbledon, SW20 8SL

**£640,000 Leasehold**



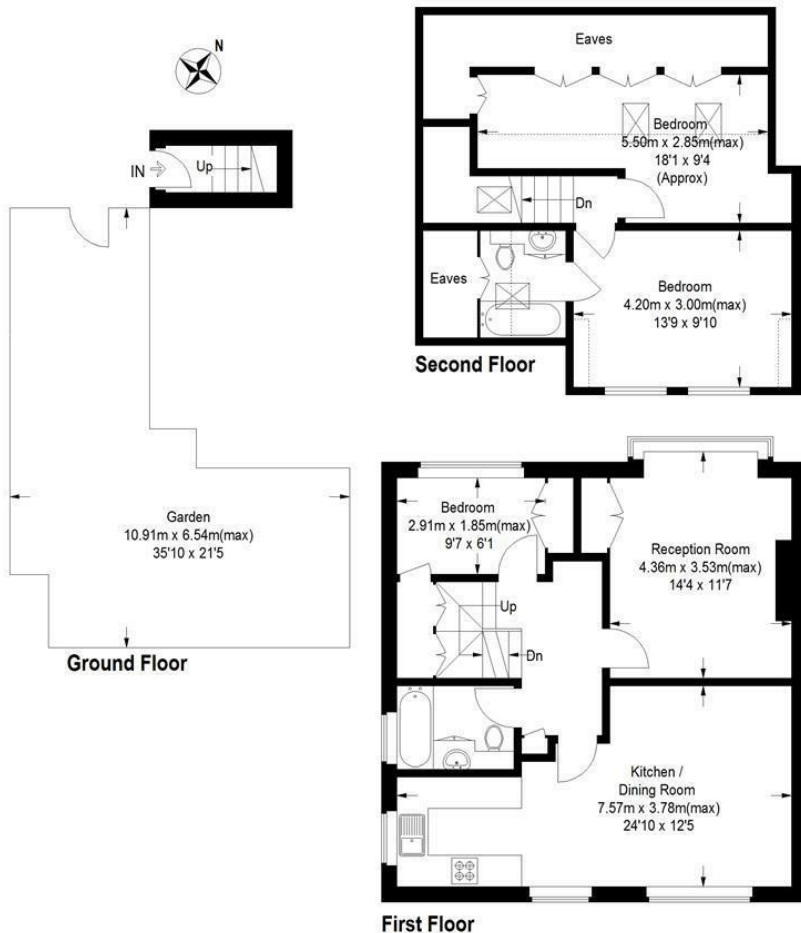
A rare opportunity to secure a stunning split-level maisonette in the sought-after "Dundonald" area of Wimbledon! Offering over 1,100 sq ft of beautifully presented accommodation, this impressive home features three bedrooms, two bathrooms, a private South-West facing garden, its own entrance, and no onward chain.

Flooded with natural light, the property boasts a spacious open-plan kitchen/diner, stylish reception room, generous storage, and flexible living space throughout. Perfectly positioned in the priority catchment area for admissions into both the ever popular Dundonald and Wimbledon Chase schools, as well as being only a short walk (0.6 miles) from Wimbledon Mainline Station and Town Centre, with its abundance of shops, bars, restaurants and amenities that the High Street has to offer.

Moments from Dundonald Tram Stop and the picturesque Dundonald Recreation Ground, with resident parking available, this is an exceptional home in one of Wimbledon's most desirable postcodes.

## 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
- In Excellent Condition & Sold with No Onward Chain
- Located in the Sought-After "Dundonald" Area of Wimbledon
- Walking Distance to Wimbledon Town Centre
- Next to Excellent Nurseries, Primary Schools and Multiple Transport Links
- Leasehold - 97 Years Remaining
- Annual Ground Rent - Peppercorn, Annual Service Charges - None
- EPC Rating - C



Energy Efficiency Rating		Current	Target
44-47	A		
49-54	B		
55-59	C	77	79
60-64	D		
65-69	E		
70-74	F		
75-79	G		

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