

**40B Effra Road  
Wimbledon, SW19 8PP**

**£575,000 Leasehold - Share of Freehold**

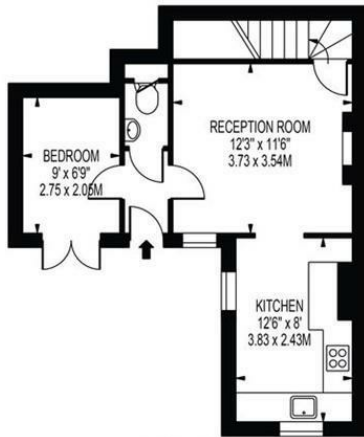
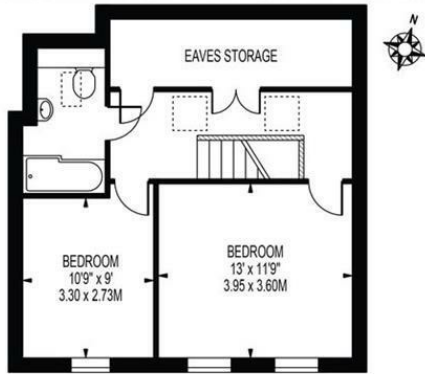


**Offered to the market with share of freehold and no onward chain, a well presented two double bedroom split-level period conversion flat with a shared courtyard garden and parking space, positioned on one of the most sought after roads in Wimbledon Town.**

**In excess of 800 sq ft, comprising two double bedrooms and a third single 'study' room, alongside a modern family bathroom plus an additional W/C. There is copious eaves storage and a private entrance at the rear of the building. Located in the heart of the highly desirable South Park Gardens area of Wimbledon, within walking distance of both Wimbledon Mainline Station, Northern Line Tube and Thameslink, as well as the beautiful South Park Gardens Residential Park.**

**This is a superb first time purchase, buy to let investment or family looking for the 'Outstanding' Ofsted rated Holy Trinity Primary School.**

**EFFRA ROAD**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 873 SQ FT - 81.06 SQ M  
 (INCLUDING EAVES STORAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 75 SQ FT - 7.00 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.

- Split-Level Period Conversion Flat
- Two Double Bedrooms Plus Additional Study Room
- One Bathroom Plus W/C
- Superbly Located in South Park Gardens
- Parking Space
- No Onward Chain
- Share of Freehold (106 Years Remaining on Underlying Lease)
- Annual Service Charges - Ad-Hoc, Annual Ground Rent - Nil
- EPC Rating - C
- Merton Council Tax Band - C



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

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