



EFFRA ROAD, SW19
OFFERS OVER £480,000 SHARE OF FREEHOLD

Winkworth



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Winkworth Wimbledon is delighted to present this exceptional ground-floor Victorian maisonette

Winkworth Wimbledon is delighted to present this exceptional ground-floor Victorian maisonette, featuring two generous double bedrooms. Highlights of this property include a spacious private garden, a share of the freehold, and the benefit of being sold chain-free. Additionally, there is no ground rent, and the lease boasts an impressive 970 years remaining.

Situated in the sought-after 'South Park Gardens' area, the flat offers convenient access to Wimbledon Town Centre, with its District and Northern Line connections, as well as the Haydons Road Thameslink. The location is also ideal for families, with several outstanding primary schools nearby.

Key Features:

Charming period property

Two double bedrooms

Maisonette with a share of freehold

No onward chain

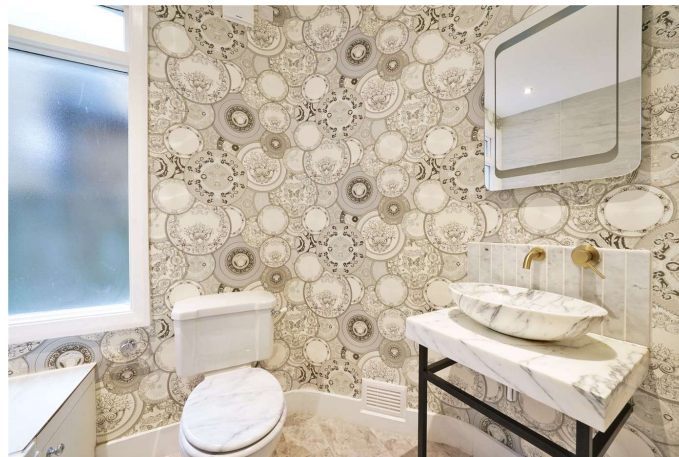
Within Holy Trinity Primary catchment area

South-facing private garden

Buildings Insurance: £204 per annum

EPC C

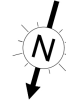
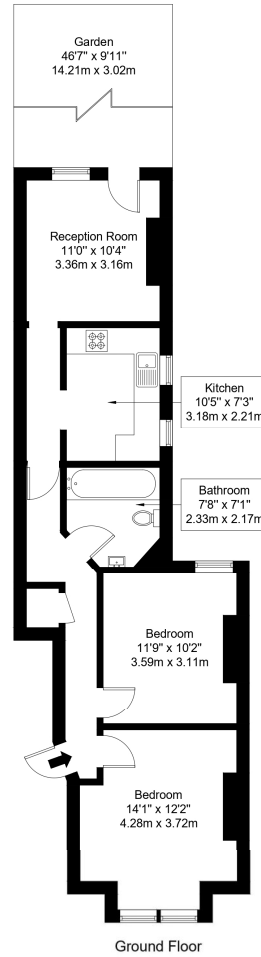
Council Tax Band C





Effra Road, SW19 8QA

Approx Gross Internal Area = 60.8 sq m / 654 sq ft



Ref :

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	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, Scotland & Wales		70	80
EU Directive 2002/91/EC			

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