



WORPLE ROAD, SW19
£395,000 SHARE OF FREEHOLD





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This apartment is situated within close walking distance of Wimbledon Town Centre and Wimbledon Quarter.

This spacious and bright share of freehold apartment offers a prime location and an abundance of natural light. It features a generously sized double bedroom with carpet, a well-appointed tiled family bathroom, a large reception room, private off-street parking, and extensive storage throughout. The kitchen is equipped with a hob and oven, an extraction fan, with splash tiles. Additional amenities include gas central heating.

Perfectly positioned on Worple Road, this centrally located property provides easy access to a wide range of amenities, including the Wimbledon Quarter Shopping Centre. Wimbledon Station, offering Overground and District line services, is within walking distance, ensuring convenient travel to central London. The property is also near the charming Wimbledon Village and the scenic Common, both known for their chic cafés and boutiques. Wimbledon town centre boasts numerous shops, restaurants, and excellent transport links to the West End and central London.

Ideal for both investment buyers and first-time buyers, this apartment offers exceptional value and convenience in a sought-after location.

CHAIN FREE

Council Tax Band C

EPC C

Service Charge: £1600 per annum

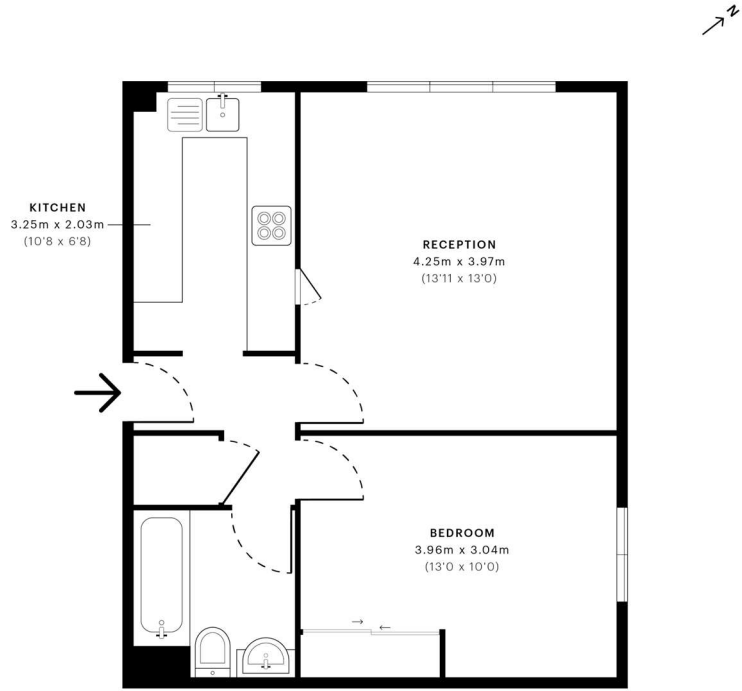
Lease Remaining: 167 years

Tenure: Share of Freehold

Potential Rental Income: £1750 per calendar month







— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
44.62 sqm / 480.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes windows, restricted head height
43.03 sqm / 463.17 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 44.35 sqm / 477.38 sqft
IPMS 3C RESIDENTIAL 43.09 sqm / 463.82 sqft

SPEC ID: 61fa4d45d699100e6dc7f615

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

