



ALEXANDRA ROAD, SW19
£330,000 LEASEHOLD

Winkworth



ALEXANDRA ROAD, SW19

A superb one bedroom, ground floor purpose-built flat with no onward chain located close to Wimbledon station.

This is an ideal property for a first-time buyer or as a rental investment.

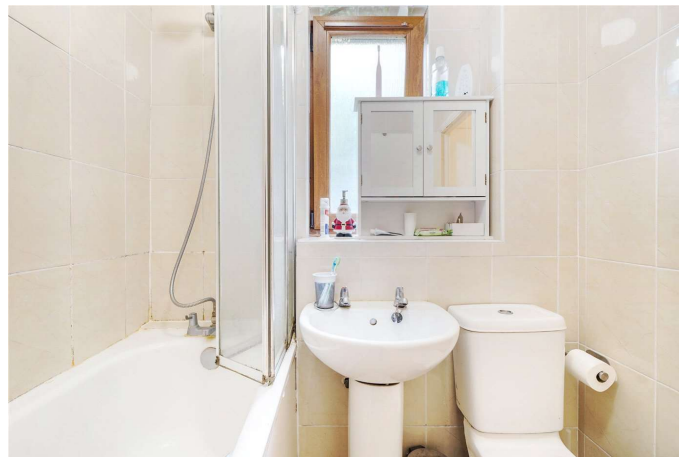
The accommodation comprises an entrance hall via the ground floor into the light and spacious reception room with wood flooring which leads onto a Southeast facing balcony. In addition, there is a separate kitchen, comprising a modern range of base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven. The property also benefits from a large double bedroom.

Situated in the sought-after location of Wimbledon Town, the property is enviably located within easy access of Wimbledon mainline and underground stations, offering excellent links into Central London. Situated next to The Broadway, which provides an array of shops and amenities, with numerous regular bus routes providing excellent links to the surrounding area.

Wimbledon Quarter is within 5 minutes' walk to a selection of fashionable shops, bars, restaurants and leisure facilities and a short walk to the open spaces of Wimbledon Common and the Village.

EPC C

Council Tax Band C



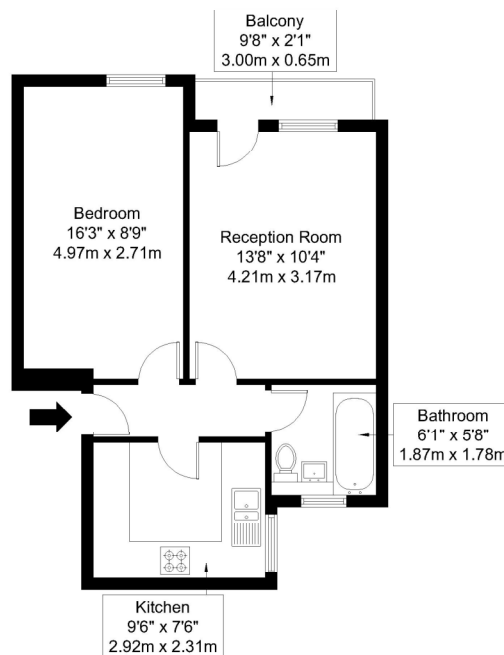


Wimbledon Hill Road, SW19 7PA

Approx Gross Internal Area = 40.8 sq m / 439 sq ft

Balcony = 1.9 sq m / 20 sq ft

Total = 42.7 sq m / 460 sq ft



Ground Floor

Ref:

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	76
(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	

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