



**WIMBLEDON PARK ROAD, SW18**  
**£475,000 SHARE OF FREEHOLD**

Southfields | 020 8877 1000 | southfields@winkworth.co.uk



for every step...

[winkworth.co.uk](http://winkworth.co.uk)





**DESCRIPTION:**

A smart two bedroom flat situated on the first floor of this impressive period building in Southfields. Offered to the market with no onward chain, the property benefits from a bright reception room leading through to a separate fitted kitchen. The two bedrooms are serviced by a bathroom with white suite. To the rear of the building is a large shared garden.

**AT A GLANCE**

- Share of Freehold
- No Onward Chain
- First Floor
- Period Building
- Large Shared Garden

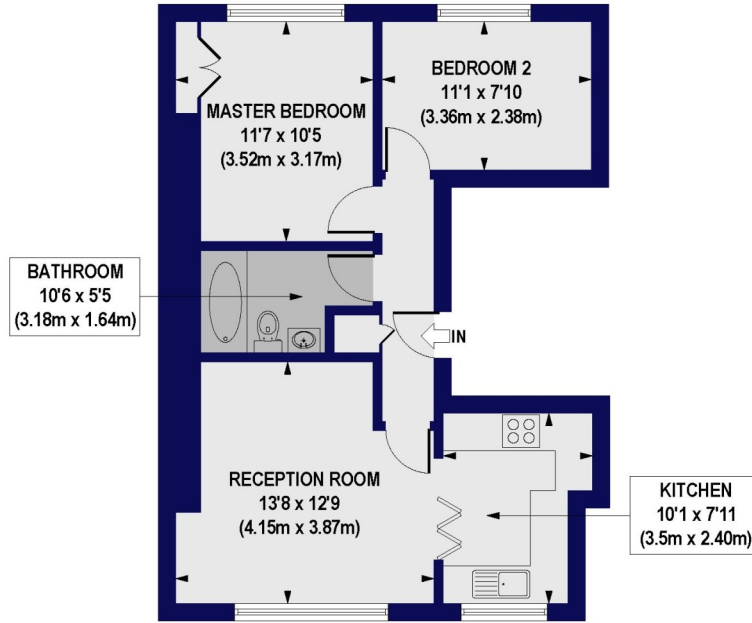








**Wimbledon Park Road, SW18**  
 Approx. Gross Internal Floor Area 556 sq. ft / 51.68 sq. m



FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		82
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Term:** TBC

**Service Charge:** TBC

**Ground Rent:** TBC

**Council Tax Band:** TBC

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

**Winkworth**

Southfields | 020 8877 1000 | southfields@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.