



EFFRA ROAD, SW19  
**£525,000 SHARE OF FREEHOLD**

**Winkworth**



## EFFRA ROAD, SW19

**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

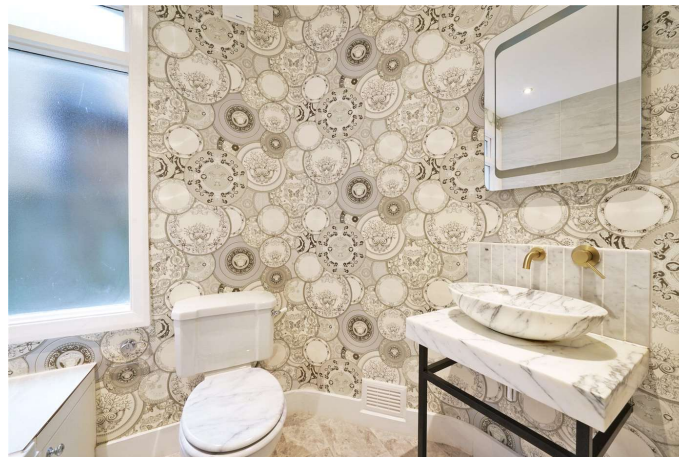
Maisonette with a share of freehold

No onward chain

Within Holy Trinity Primary catchment area

South-facing private garden

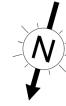
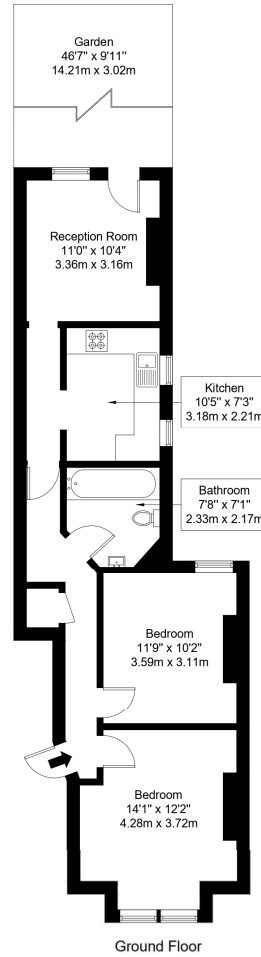
Buildings Insurance: £204 per annum





# Effra Road, SW19 8QA

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



Ref :

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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-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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