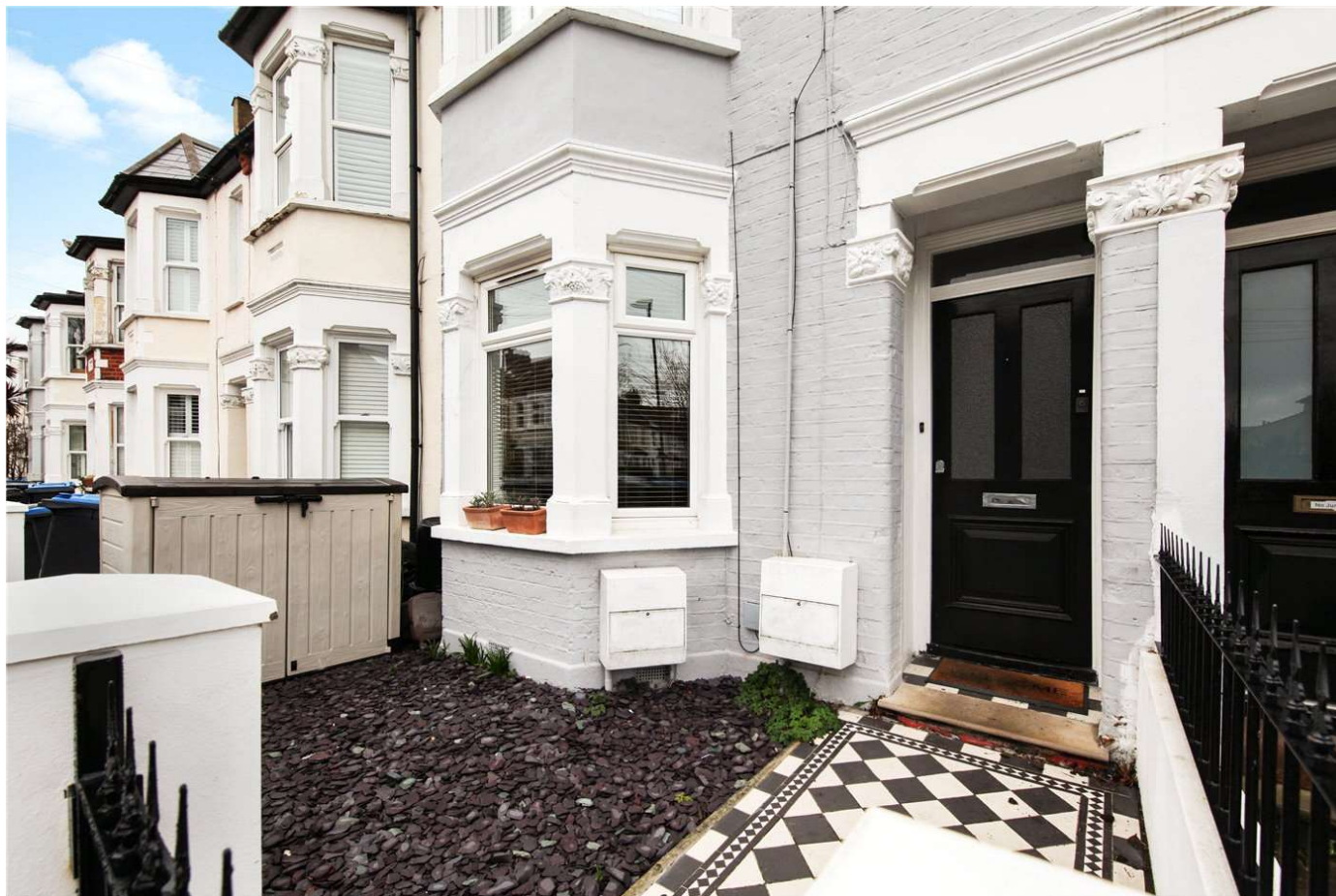




DRYDEN ROAD, SW19
OFFERS OVER £475,000 SHARE OF FREEHOLD





DRYDEN ROAD, SW19

A superbly presented two-bedroom, first floor Victorian conversion flat with a private South-facing garden.

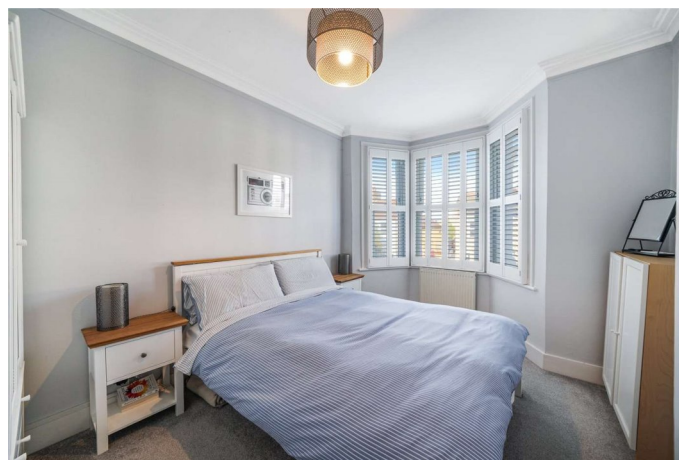
Accommodation comprises entrance via the ground floor with stairs rising into the bright and spacious reception room with feature cast iron fireplace, facing a quiet rear aspect and with ample space for both relaxing and dining. A doorway leads through to the separate metro-tiled kitchen, comprising a modern range of base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, inbuilt microwave oven, and further space for appliances. There is a generous bedroom to the front with an attractive bay window, with a further bedroom to the rear enjoying access to external stairs leading down to the south facing decked garden area. A stylish family bathroom with white three-piece suite and elegant tiling completes the generous accommodation. The property offers further potential to extend into the loft (subject to the usual consents).

Situated in the sought-after Poets area of Wimbledon, the property is enviably located within easy access of Haydons Road station (Thameslink) and South Wimbledon and Colliers Wood underground stations (both Northern Line), offering excellent links into Central London. Wimbledon and Colliers Wood provide an array of shops and amenities, with numerous regular bus routes providing excellent links to the surrounding area. Wimbledon Broadway is within 15 minutes' walk to a selection of fashionable shops, bars, restaurants and leisure facilities.

The property is located within the catchment area for Garfield Primary School (Ofsted Good).

EPC C

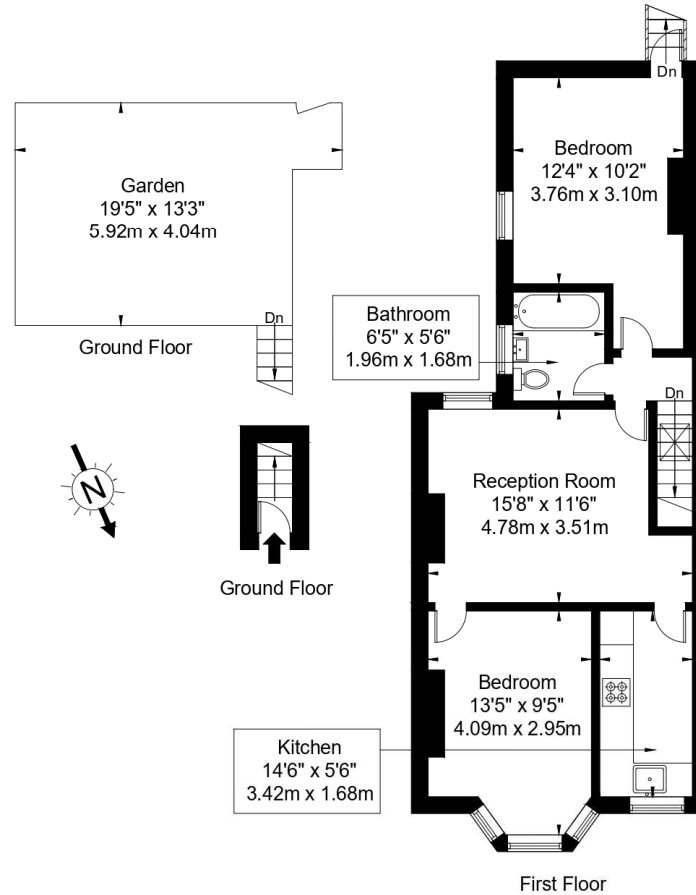
Council Tax Band C





Dryden Road, SW19 8SG

Approx Gross Internal Area = 55.4 sq m / 596 sq ft
 Garden = 21.4 sq m / 230 sq ft
 Total = 76.8 sq m / 826 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. 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	74	79
(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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