



62 Stroud Road

Wimbledon Park SW19 8DG



ROBERT HOLMES
& COMPANY

A charming one
double bedroom
ground floor
Edwardian
conversion with
private garden in
the Wimbledon
Park Grid.

Asking Price: £499,950

Accommodation:

- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- Kitchen
- Leasehold
- Residents Parking
- 540 square feet

Local Borough: Merton Council

Council Tax Band: TBC

EPC Rating: TBC

Wimbledon Park: 0.5 mile

Southfields : 0.5 mile



Property Description A spacious one double bedroom Edwardian conversion with a south-east facing, private garden laid to lawn and shrubs. This terraced property has a good-sized reception room to the front ,with a lovely period fireplace and original wood floor, and a kitchen breakfast room with access to the generous garden. There is a useful under stairs cupboard.

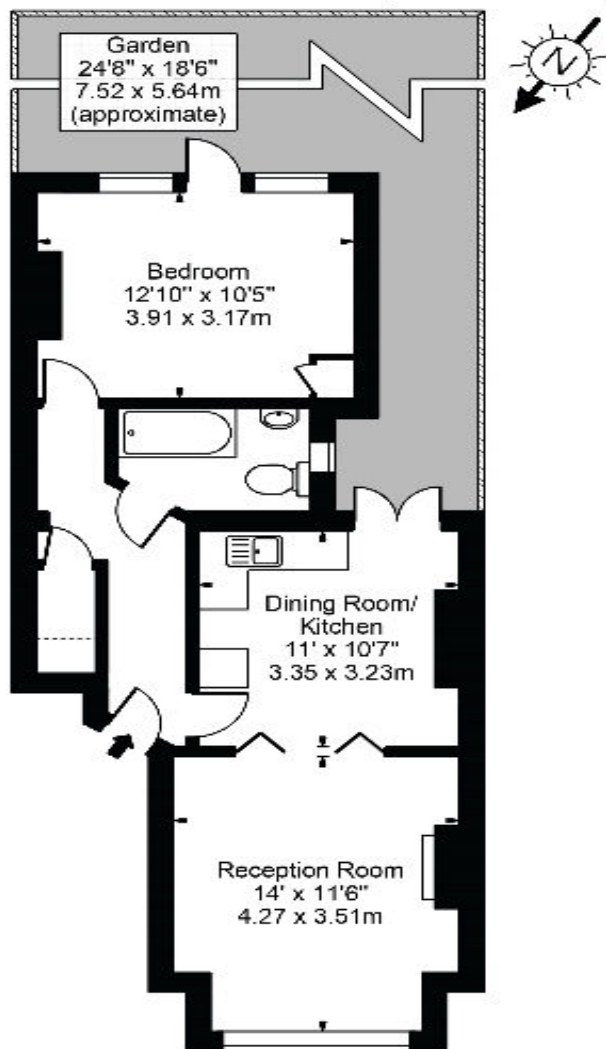
Situated to the rear of the property you will find a window-lit shower room with W/C, and a bright double bedroom with fitted storage and wide double-glazed door also giving direct access to the sunny garden.

Location : Conveniently located on this pretty tree-lined street, ideal for commuting from Wimbledon Park tube, close to local amenities and the lovely Wimbledon Park with tennis courts, its cafe and other outdoor pursuits, this property is ideal for first time buyers or buy to let. The flat is Leasehold and Chain Free.



Stroud Road, SW19

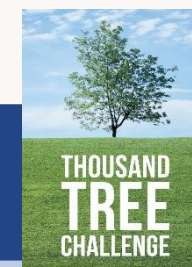
Approx. Gross Internal Area 540 Sq Ft - 50.17 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings by appointment through Robert Holmes & Co. on 0208 947 1100

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances, or specific fittings.

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