



WORPLE ROAD MEWS, SW19  
**£350,000 LEASEHOLD**

Winkworth





## WORPLE ROAD MEWS, SW19

**This well presented purpose-built one bedroom apartment is tucked away in a quiet cobbled mews, ideally located in the heart of Wimbledon Town Centre.**

### APARTMENT

The property comprises of a bright living/dining room fitted with double glazed windows, a modern kitchen with integrated appliances and a double bedroom with fitted wardrobe. The apartment is offered to market with no onward chain.

### LOCATION

Wimbledon station is only a short stroll away and provides Underground's District line and National Rail operators (South Western Railway and Thameslink), as well as Tramlink services. The station is in Travelcard Zone 3.

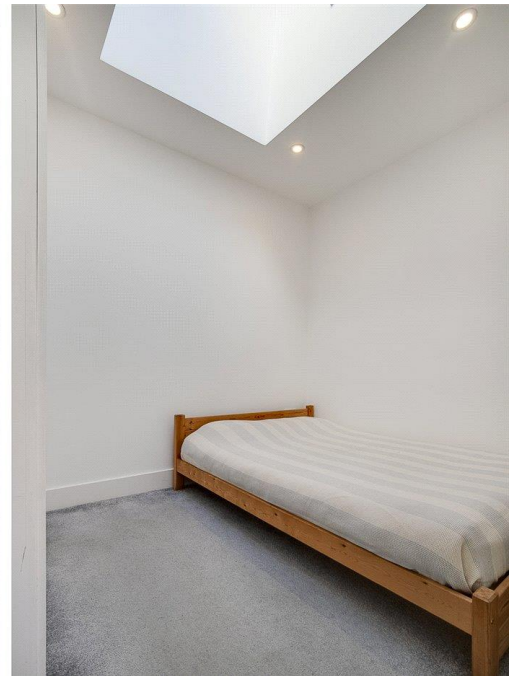
Excellent shopping and leisure facilities are located nearby including the newly opening Third Space Gym in Wimbledon Quarter, a large shopping centre with a range of high street and luxury shops. Elys luxury department store is right on the doorstep.

Wimbledon Village with its popular boutiques, restaurants and cafes is within a 12 min walk and the open spaces of Wimbledon Common are only a 16 min walk from the property.



Council Tax Band C  
EPC rating C  
Leasehold 111 years remaining  
Service Charge Approx £1,776 per year  
Ground Rent Approx £250 per year



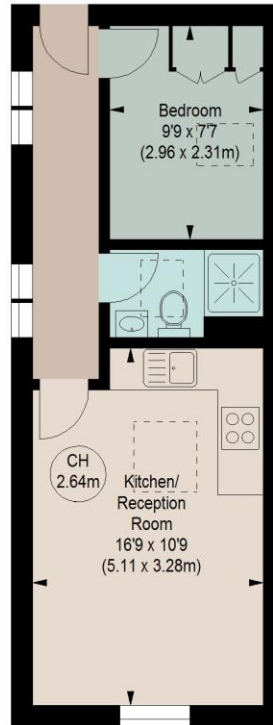
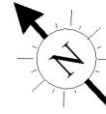


## WORPLE ROAD MEWS, SW19

Approximate gross internal area

350 sq ft / 32.52 sq m

Key :  
CH - Ceiling Height



### SECOND FLOOR

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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