



SOUTH PARK ROAD, SW19
£550,000 LEASEHOLD

Winkworth



SOUTH PARK ROAD, SW19

This beautifully finished two-bedroom, second-floor Victorian conversion apartment offers stunning views overlooking Haydons Park. The property has been completed to an exceptional standard, featuring a well-equipped open-plan kitchen that seamlessly connects to a spacious reception room with elegant wood flooring.

South Park Road is a highly sought-after, tree-lined street within the South Park Gardens area, known for its excellent schools, vibrant High Street with popular shops and restaurants, and outstanding transport links.

Ideally located for quick access to Central London, the property is within walking distance of Wimbledon Station, which provides District Line services and mainline trains to Waterloo in just 18 minutes, as well as South Wimbledon Station for Northern Line access, Thameslink at Haydons Road nearby provides access to London Blackfriars and St. Pancras International.

Wimbledon Quarter and Town Centre is just 0.8 mile walk away, offering amazing indoor leisure facilities and an array of boutique shops, fantastic dining options, and the renowned Wimbledon Theatre. The area is popular with professionals and families alike, boasting a strong sense of community, a friendly village atmosphere, and exceptional entertainment facilities. No onward chain.

Council Tax Band D

EPC B

Tenure: 109 years lease remaining

Ground Rent: £250 per annum

Service Charge: £600 per annum



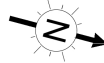



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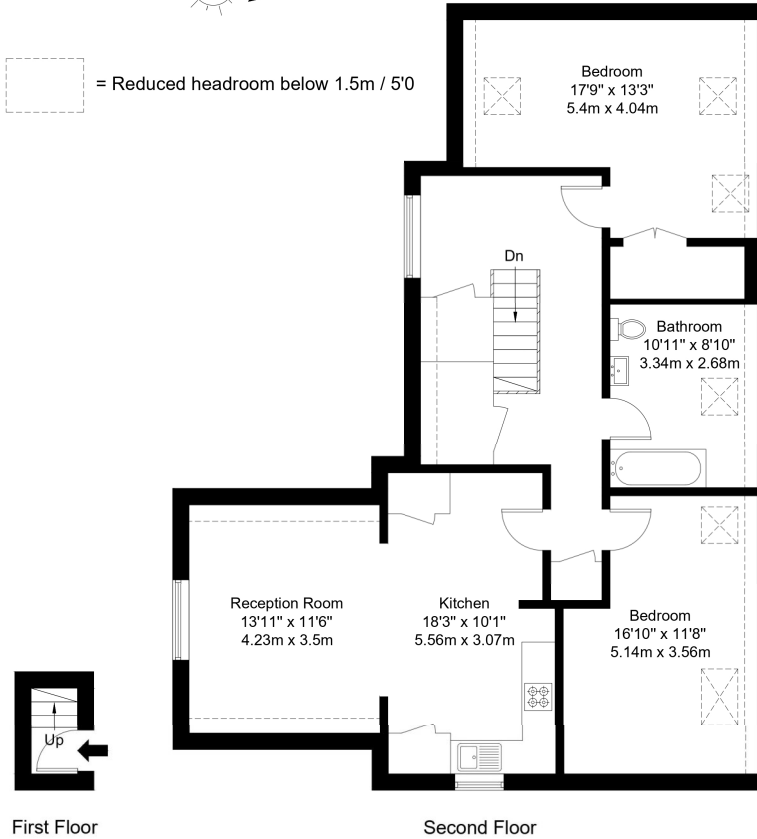
Approx Gross Internal Area = 96.9 sq m / 1043 sq ft

Restricted head height = 7 sq m / 75 sq ft

Total = 103.9 sq m / 1118 sq ft



 = Reduced headroom below 1.5m / 5'0"



First Floor

Second Floor

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-)	A		94
(81-91)	B	82	
(69-80)	C		
(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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