



ALEXANDRA ROAD, SW19
£340,000 LEASEHOLD

Winkworth



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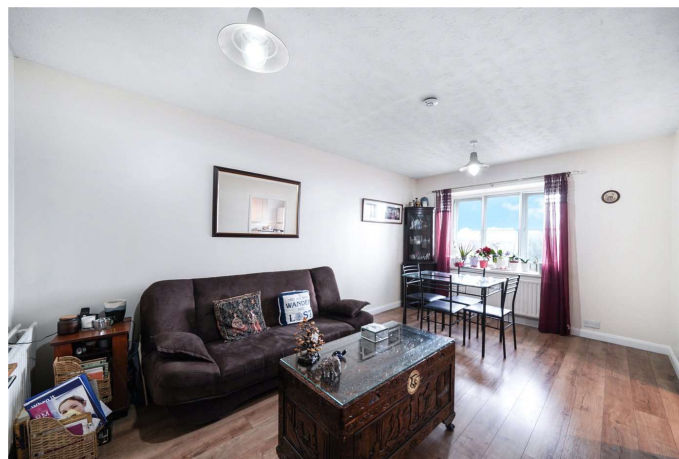
This is an ideal first-time buyer or rental investment.

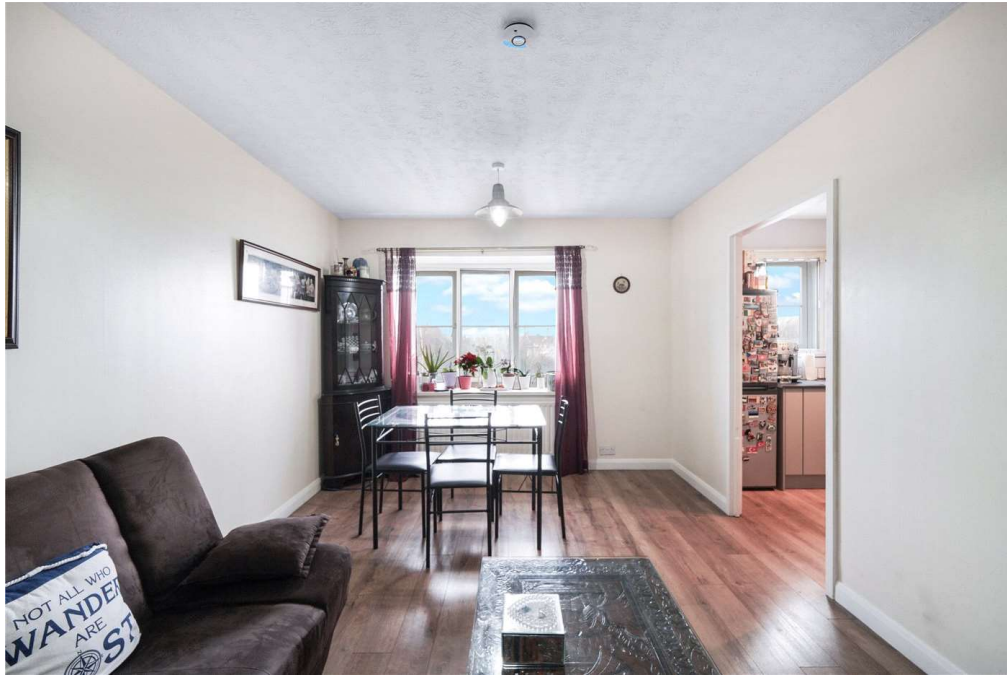
Accommodation comprises entrance with secure entry system via the ground floor into the bright and spacious reception room with wood flooring which leads through to the separate refurbished 'metro-tiled' kitchen, comprising a modern range of base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven. A stylishly refurbished bathroom and elegant tiling completes the generous accommodation. A double bedroom with ample fitted wardrobes.

Situated in the sought-after area of Wimbledon Park, the property is enviably located within easy access of Haydons Road station (Thameslink), Wimbledon Park and Wimbledon Mainline and underground stations, offering excellent links into Central London. Situated next to Leopold Road, which provides an array of shops and amenities, with numerous regular bus routes providing excellent links to the surrounding area. Wimbledon Quarter is within 15 minutes' walk to a selection of fashionable shops, bars, restaurants and leisure facilities and a short walk to the open spaces of Wimbledon Common and the Village.

EPC C

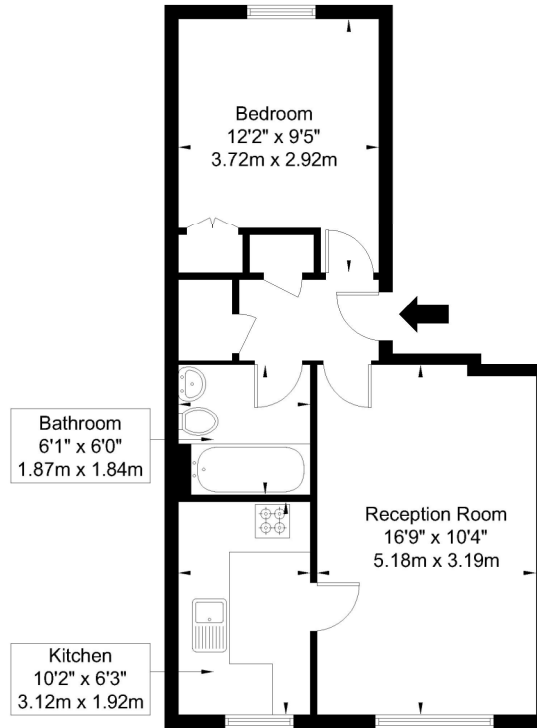
Council Tax Band C





Alexandra Road, SW19 7JY

Approx Gross Internal Area = 42 sq m / 452 sq ft



Ground Floor

Ref:

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PLAN**

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	76
EU Directive 2002/91/EC			

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