



## A SUPERB PERIOD ONE BEDROOM GARDEN FLAT

SOUTH PARK ROAD  
LONDON SW19 8TA

Price On Application Share of Freehold

Attractive period maisonette ♦ Well presented ♦ Private garden ♦ Chain free ♦ EPC rating = D

### Situation

The property is on the sought after South Park Road just 350m from South Park Gardens, a wonderful open space designed in the final years of Queen Victoria's reign. Wimbledon town centre, just 800 metres away, offers an excellent collection of everyday shops and restaurants with a popular theatre, supermarkets and cinemas. Locally are a number of well regarded schools with Holy Trinity Primary School being on a neighbouring street. Wimbledon mainline station provides a fast and regular link to central London (Waterloo 17 minutes). South Wimbledon underground station is just 550 metres away and provides a Northern Line service into central London. Source of distances Google Pedometer. Source of times [www.tfl.gov.uk](http://www.tfl.gov.uk) All distances/measurements are approx.

### Description

This superb one bedroom garden maisonette is located perfectly to access Wimbledon town and South Wimbledon Underground.

The property is well presented throughout, is chain free and comes with a share of the freehold.

There may be potential to extend subject to the usual consents.

### Viewing:

Strictly by appointment with Savills

**Savills Wimbledon**

Dan Miller  
[wimbledon@savills.com](mailto:wimbledon@savills.com)

**020 8971 8111**

**[savills.co.uk](http://savills.co.uk)**

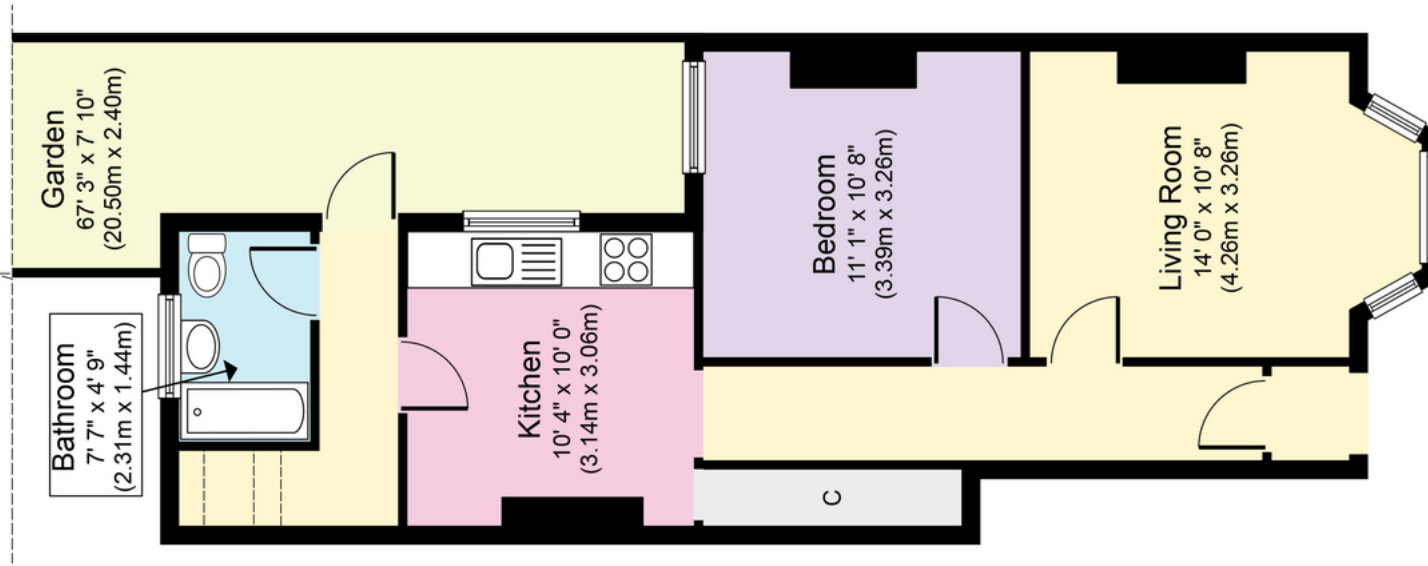
**savills**

# FLOORPLANS

Gross internal area: 549 sq ft



South Park Road



Approximate Floor Area  
549 sq. ft.  
(51.0 sq. m.)

onTheMarket.com

It has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and liable for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. No guarantee is given for the accuracy of the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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