



**QUICKS ROAD, SW19**  
OIEO £500,000

**Carter Jonas**

## QUICKS ROAD, SW19

A spacious and newly refurbished two bedroom ground floor flat with a private garden on this quiet residential road located 482m to South Wimbledon underground and 1126 metres to Wimbledon Town Centre.

Newly refurbished to exacting standards throughout, this stunning two bedroom flat is ideal for first time buyers and investors alike.

The property comprises a spacious, fully extended reception room with an open plan kitchen. Concertina doors lead out to a private patio garden which is ideal for al fresco dining and entertaining.

There are two further double bedrooms and a main bathroom.

Quicks Road is a quiet road ideally located in between the popular Battles and South Park Gardens Area's of Wimbledon.

Sole Agents. Chain free.

EPC Rating: C

Council Tax Band: C (Please refer to Merton Council's website for more details on current costs).

### AMENITIES

Two bedrooms  
Patio Garden  
Newly refurbished  
Long lease (998 years)

**TENURE** Leasehold

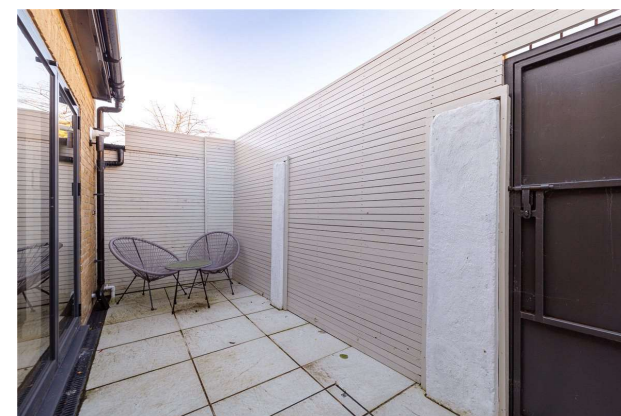
**LOCAL AUTHORITY** London Borough Of Merton

**EPC BAND** C

## A SPACIOUS AND NEWLY REFURBISHED TWO BEDROOM GROUND FLOOR FLAT WITH A PRIVATE GARDEN ON THIS QUIET RESIDENTIAL ROAD LOCATED 482M TO SOUTH WIMBLEDON UNDERGROUND AND 1126 METRES TO WIMBLEDON TOWN



Classification L2 - Business Data





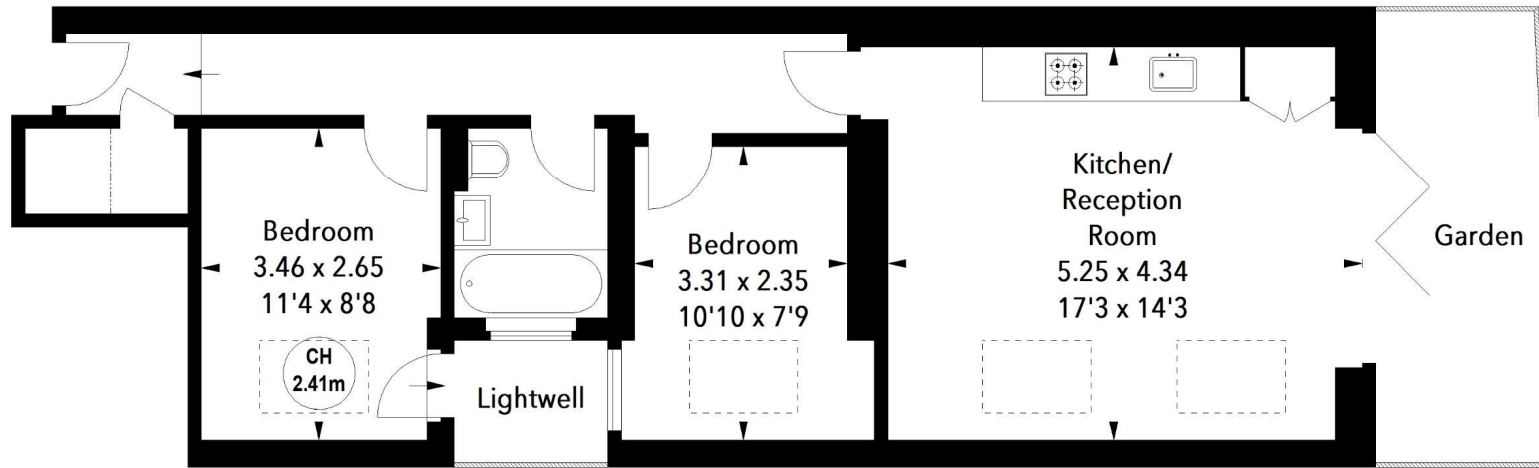


# Quicks Road, SW19

Approximate Area = 57.04 sq m / 614 sq ft



Key :  
CH - Ceiling Height



## Ground 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Southfields 020 7518 3260

sou.res.sales@carterjonas.co.uk  
24 Replingham Road, London, SW18 5LR

**carterjonas.co.uk**  
Offices throughout the UK

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.