

**SW19**

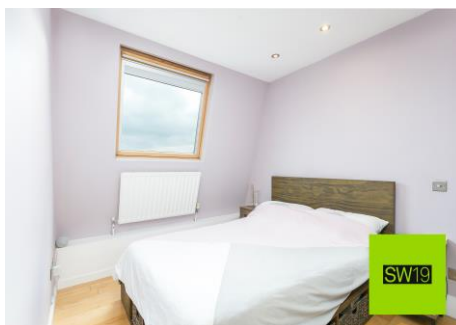
*it's all in the postcode...*



**Gap Road**

**£550,000**

- Split level period flat
- Sought after location
- Two bedrooms
- Share of freehold
- Well presented throughout
- Roof terrace
- Council tax Band C
- EPC Rating TBC



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

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A charming two double bedroom, split level period conversion flat featuring an impressive vaulted ceiling in the reception room. The property is well presented throughout and enjoys superb panoramic views across London from the roof. Further benefits include a share of the freehold. Ideally located on the corner of Albany Road, the flat is within close proximity to Leopold Parade, offering a selection of boutique cafés, shops, and bars. Wimbledon Park and Wimbledon Town Centre are both nearby, providing excellent transport links via the District Line and overground services.



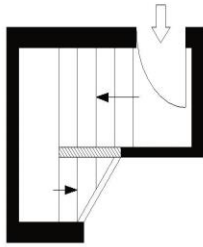
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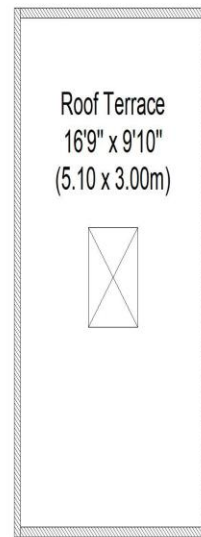
## Gap Road

Approximate Gross Internal Area (Excluding The Roof Terrace)

801 sq ft / 74.43 sq m

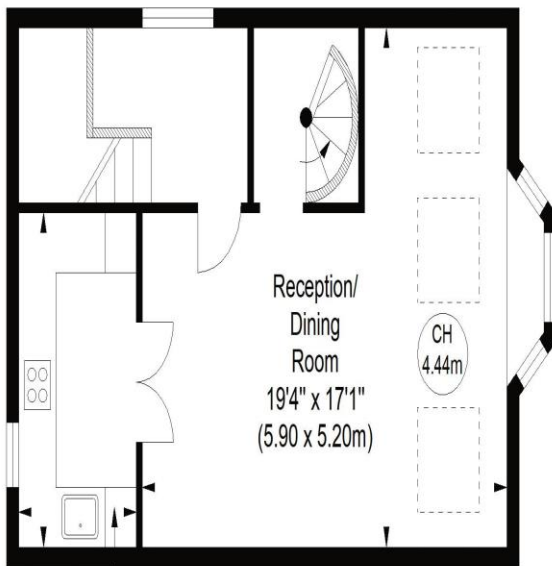


Ground Floor



Roof Terrace  
16'9" x 9'10"  
(5.10 x 3.00m)

Third Floor

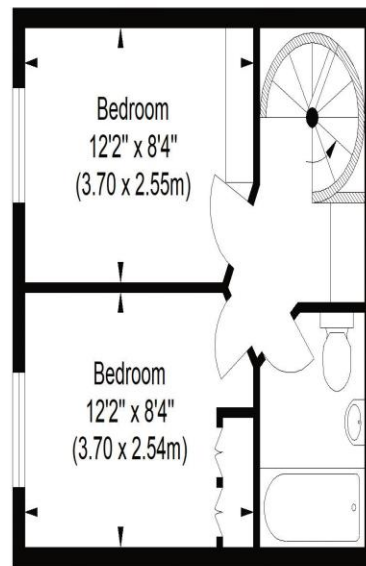


Kitchen  
10'11" x 6'3"  
(3.33 x 1.90m)

First Floor

Reception/  
Dining  
Room  
19'4" x 17'1"  
(5.90 x 5.20m)

CH  
4.44m



Bedroom  
12'2" x 8'4"  
(3.70 x 2.55m)

Bedroom  
12'2" x 8'4"  
(3.70 x 2.54m)

Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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