



Cochrane Road, Wimbledon, SW19 3QP

£485,000 Share of Freehold

Introducing Cochrane Road...

This charming one-bedroom apartment is ideally located within easy walking distance of Wimbledon town centre and excellent transport links. The bright and airy living room enjoys views of the garden and flows seamlessly into a modern kitchen, complete with integrated appliances and a spacious storage cupboard.

The generously sized double bedroom sits at the front of the property, featuring a large bay window overlooking the private front area. At the rear, the bathroom offers additional space for a washing machine. A low-maintenance, private south-facing garden is accessed from the kitchen, boasting a magnolia tree, camellia, and mature shrubs—perfect for relaxing or entertaining.



Welcome to Wimbledon...

The property enjoys a prime location close to Dundonald Park and is within easy walking distance of Wimbledon Town Centre. Nearby amenities include Wilton Tennis Club and several highly regarded schools, such as Dundonald and Wimbledon Chase Primary.

Excellent transport links are available, with Wimbledon Train and Underground Station offering fast connections to Clapham Junction, central London, south-west destinations, and Gatwick Airport. In addition, Dundonald Tramlink provides convenient routes to Wimbledon, central Croydon, and beyond.

- **Ground Floor Flat**
- **One Double Bedroom**
- **Share Of Freehold**
- **South Westerly Facing Private Garden**
- **Good Sized Kitchen**
- **Living Room**
- **Bathroom**
- **Prime Dundonald Location**



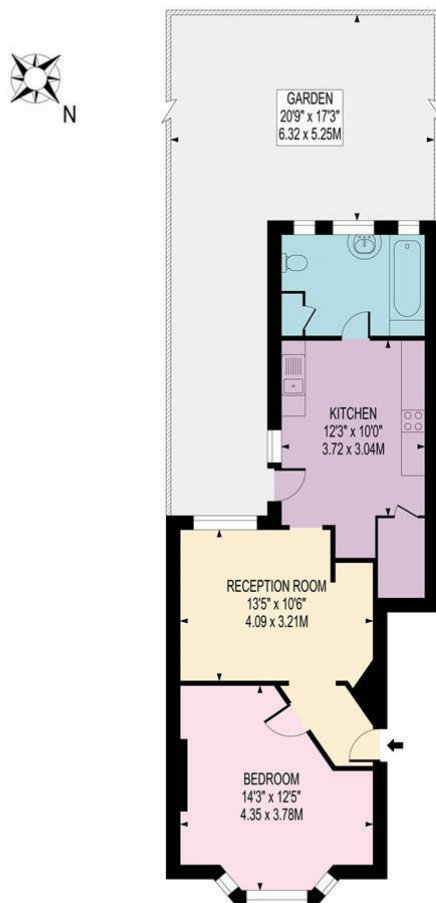
Cochrane Road





COCHRANE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 547 SQ FT - 50.80 SQ M



Ground Floor

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) 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 & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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