

## The Zone Wimbledon, SW19 1ED

**£550,000 Leasehold**



**A fantastic three double bedroom, three bathroom split level flat of over 1180sq/ft boasting two generously sized East facing balconies and gated, allocated parking. The property is ideally located just off of Wimbledon Broadway and being a stones throw from the vibrant town centre offering an abundance of amenities and transport links. There are three double bedrooms, two of which with en-suite bathrooms, a bright and spacious open plan kitchen/diner/living space, further family bathroom, separate study, numerous storage cupboards and two private balconies. Being sold with no onward chain, this property is an ideal first time buy, upsize or investment purchase.**

## MERTON ROAD, SW19

Approx. Gross Internal Floor Area

1188 Sq. ft/110.37 Sq. m



THIRD FLOOR

FOURTH FLOOR



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Split Level Flat
- Two Balconies
- Three Double Bedrooms, Three Bathrooms
- Allocated Parking Bay
- No Onward Chain
- Leasehold - 978 Yrs Remaining
- Service Charge - £3600 per annum
- Ground Rent - £200 per annum
- EPC Rating - C
- Council Tax Band - E

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (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 & Wales                             |  | 75                      | 75        |
|                                             |  | EU Directive 2002/91/EC |           |

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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