

## Stanley Road Wimbledon, SW19 8RL

£475,000 Leasehold



An exceptional opportunity to acquire this beautifully presented two double-bedroom modern apartment, ideally positioned in the very heart of Wimbledon Town Centre. Offered to the market with no onward chain, this bright and generously proportioned home combines contemporary style with superb convenience.

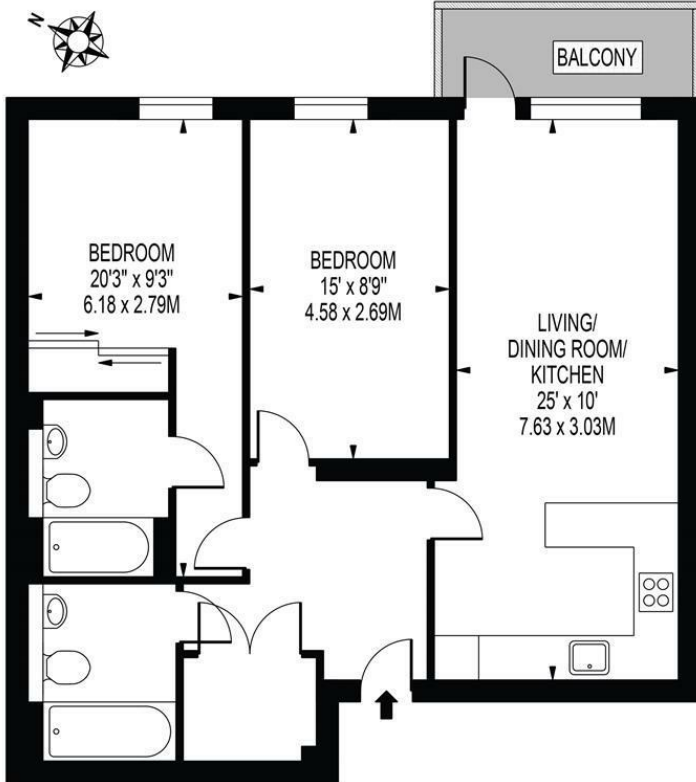
The property features a stunning open-plan kitchen/reception room, creating the perfect space for both relaxing and entertaining. There are two spacious double bedrooms, including a principal suite with a stylish en-suite shower room, complemented by a further well-appointed family bathroom.

Further benefits include secure off-street parking, lift access, and a well-maintained purpose-built development, offering both comfort and peace of mind.

Located in one of South West London's most vibrant and sought-after areas, residents enjoy immediate access to an outstanding selection of shops, restaurants, cafés, and excellent transport connections, making this a fantastic home for professionals, couples, investors, or those seeking the very best of Wimbledon living.

## STANLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 761 SQ FT - 70.73 SQ M



### SECOND 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.



- Purpose Built Modern Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living Room
- Private Balcony
- Secure Allocated Off Street Parking
- Leasehold: Approx 109 Years Remaining
- Service Charge: £3656 per annum (Includes Building Insurance)
- Ground Rent: £350 per annum (Reviewed every 25 years)
- Current EPC Rating - B
- Council Tax Band - E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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