

## Merton Road Wimbledon, SW19 1ED

£535,000 Leasehold



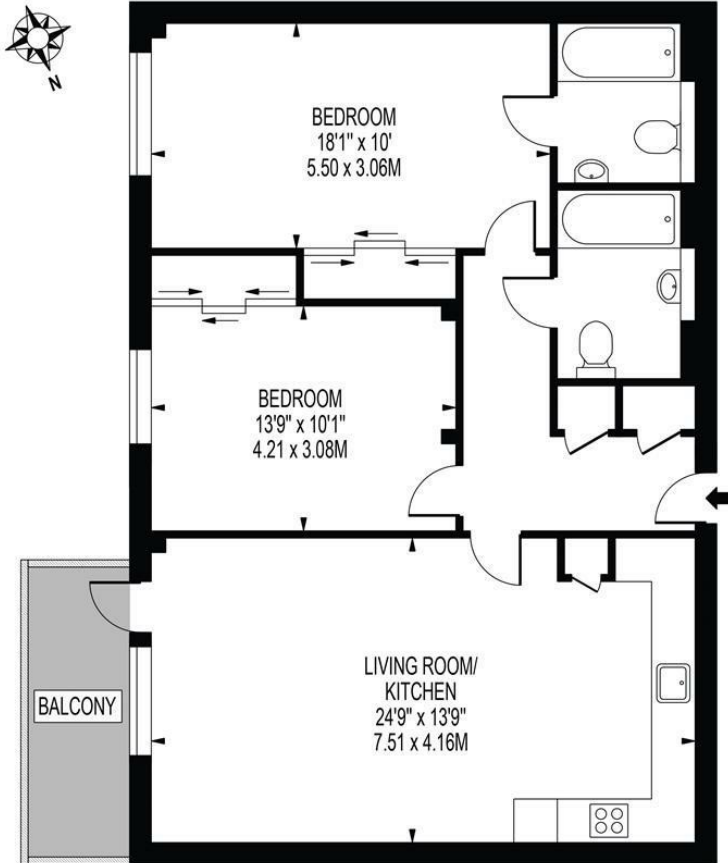
A spacious and well proportioned two double bedroom, two bathroom modern apartment with a private balcony terrace, allocated parking and no onward chain, excellently located in the heart of Wimbledon.

In excess of 900 sq ft, and set on the first floor of a gated purpose-built development, boasting two large double bedrooms with built-in wardrobes and two bathrooms (one being ensuite), and a bright and airy open-plan kitchen/reception with a modern integrated kitchen. The flat further benefits from a private and sunny south-east facing balcony terrace, allocated parking and an exceptionally long lease of 977 years.

Situated in a central location on Merton Road, equidistant to both Wimbledon Mainline Train and South Wimbledon Northern Line and moments from the Broadway which offers an abundance of amenities, shops, bars and restaurants. This is a superb first time purchase or investment.

## THE ZONE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 910 SQ FT - 84.56 SQ M



### FIRST 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.



- First Floor Modern Apartment in Gated Development
- Two Double Bedrooms, Two Bathrooms
- Private Balcony
- Allocated Parking
- Walking Distance to Both Wimbledon Trainline and South Wimbledon Tube
- No Onward Chain
- Leasehold - 977 Years Remaining
- Annual Ground Rent - £200 (no further increase or review), Annual Service Charges - £4254.38
- EPC Rating - B
- Merton Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	85
(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	

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