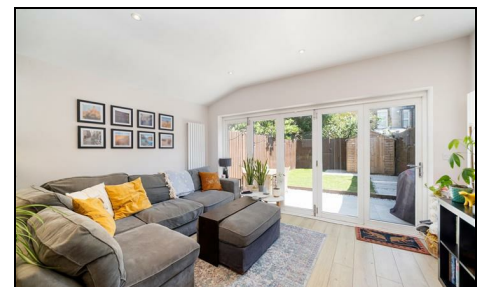


Plough Lane Wimbledon, SW19 8HA

£475,000 Leasehold



In lovely condition is this two double bedroom ground floor period conversion flat with a beautifully landscaped private garden and a shared driveway. Located in the Plough Lane area of Wimbledon, SW19, close to excellent transport links, sought after local schools and fantastic amenities.

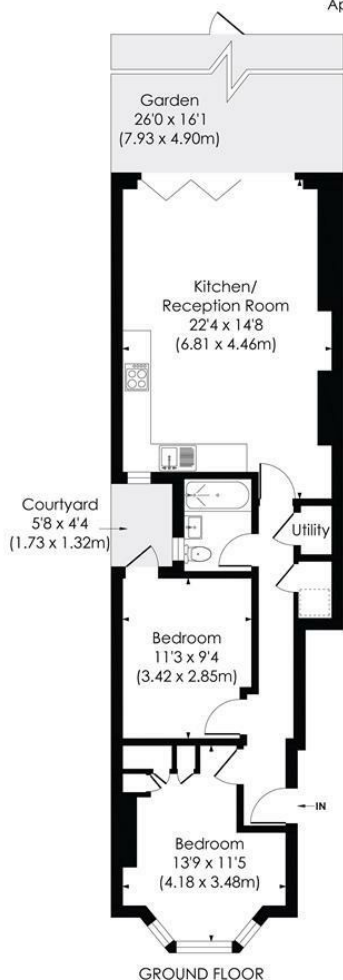
Comprising two double bedrooms, a contemporary family bathroom, courtyard and utility area, with a spacious open-plan kitchen/reception at the rear. Bi-fold doors open out onto a sunny south-east facing private garden with both a patio area, shed and rear access.

Positioned a short walk to Haydons Road Thameslink and within close proximity to both the Northern Line Tube and Wimbledon Town Centre and Mainline Train Station, this is the perfect opportunity for a first time buyer looking for a period garden flat plus a healthy lease and minimal maintenance charges.

PLOUGH LANE, SW19

Approx. Gross Internal Floor Area

659 Sq. ft/61.21 Sq. m



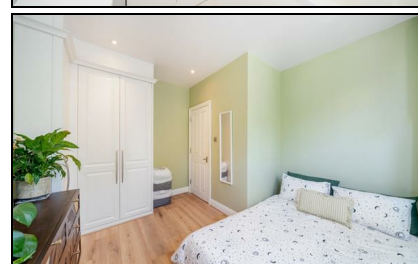
GROUND FLOOR

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PROPERTY MARKETING

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.

- Ground Floor Victorian Conversion Flat
- Two Double Bedrooms
- Spacious Open-Plan Kitchen/Diner
- Private Garden
- Shared Driveway
- Walking Distance To Multiple Transport Links
- Close to Wimbledon Town Centre
- Leasehold - 114 Years Remaining
- Ad-Hoc Service Charges, Annual Ground Rent - £50
- EPC Rating - C, Merton Council Tax Band - C



Energy Efficiency Rating		Current	Future
How energy efficient? Lower running costs			
A	92-100		
B	81-91		
C	69-80	76	77
D	55-68		
E	39-54		
F	29-38		
G	1-28		
How energy efficient? Higher running costs			
England & Wales			
EU Directive			

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