

Chivelston Wimbledon, SW19 5LH

£725,000 Leasehold



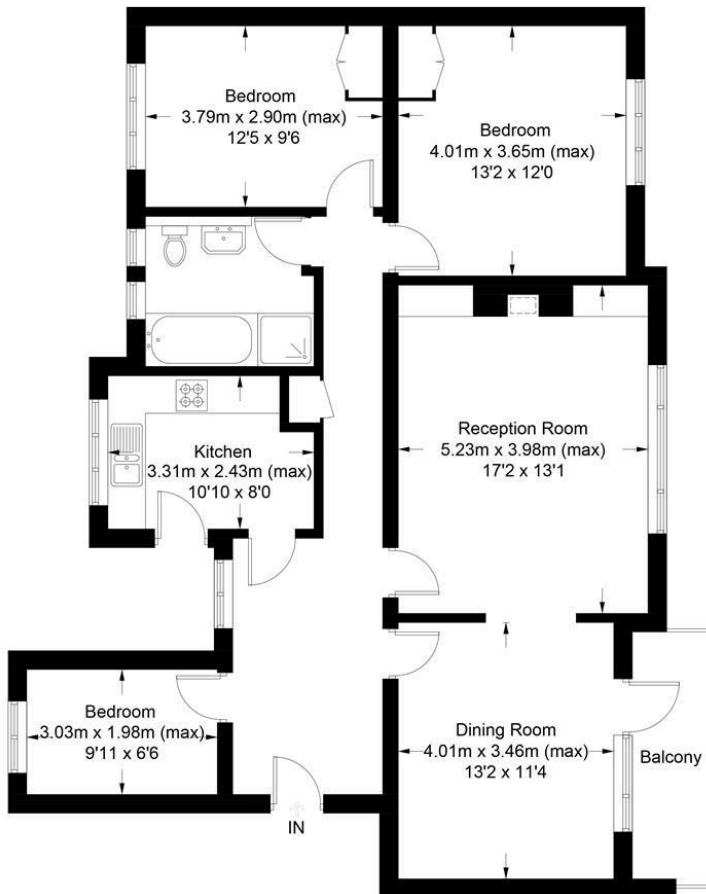
A beautifully presented and spacious three bedroom second floor purpose built flat, set on the second floor of a decorous 1930's art deco building. The property boasts an inviting reception room alongside an adjoining dining room with a south facing private balcony, modern kitchen with integrated appliances, family bathroom, two double bedrooms and a further single bedroom.

Located a stone's throw away from Wimbledon Common and Putney Heath, and a short walk to Wimbledon Village with its abundance of boutique shops, bars and restaurants, the flat is conveniently positioned between two Ofsted Outstanding Schools.

With the bonus of off-street parking, a sunny communal garden and close proximity to both Southfields, Wimbledon Park and Wimbledon Mainline Stations, an early viewing is highly recommended.

Chilvelston, SW19

Approximate Gross Internal Area = 100sq m / 1076sq ft



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Spacious Purpose Built Apartment
- In Excess of 1000 sq ft
- Three Bedrooms
- Excellent Condition
- South Facing Private Balcony And Parking
- Lease - 986 Years Remaining
- Service Charge - £3663 Per Annum
- Ground Rent - N/A
- EPC Rating C
- Council Tax Band E (Wandsworth)



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	

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