

Merton Hall Road Wimbledon, SW19 3PP

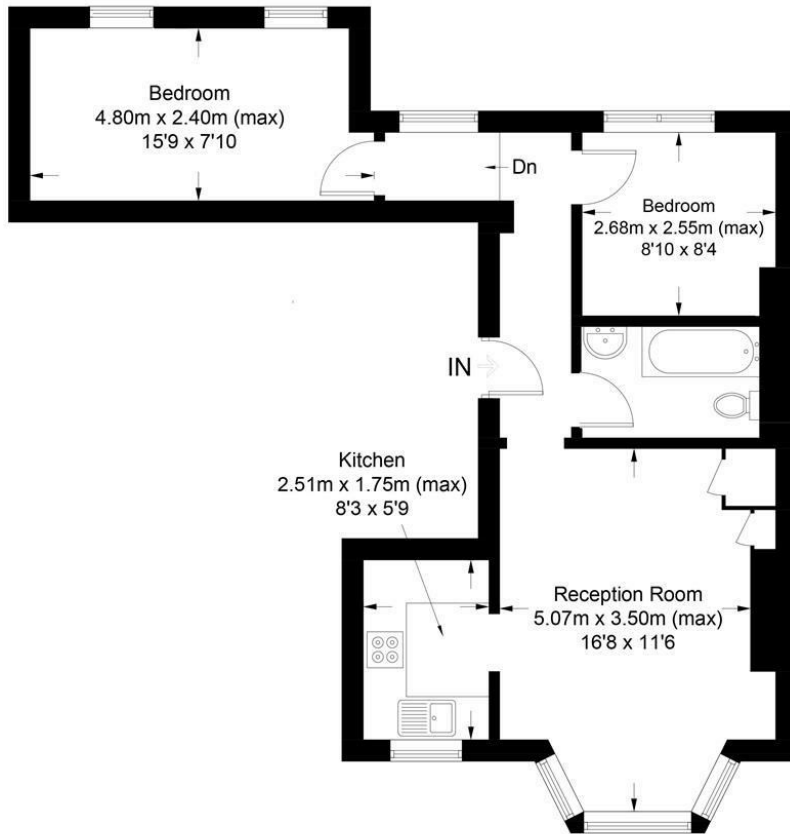
£575,000 Leasehold



A wonderful two double bedroom first floor flat with long lease and no onward chain. The flat is bright, airy and boasts a number of period features including high ceilings, a large fireplace in the lounge and coving throughout as well as stained glass windows overlooking the rear. Presented in a good condition as well as being conveniently located for Wimbledon High Street and Station and within the catchment area of two outstanding rated primary schools this would offer any buyer an excellent opportunity to enjoy the open green spaces of Dundonald Park.

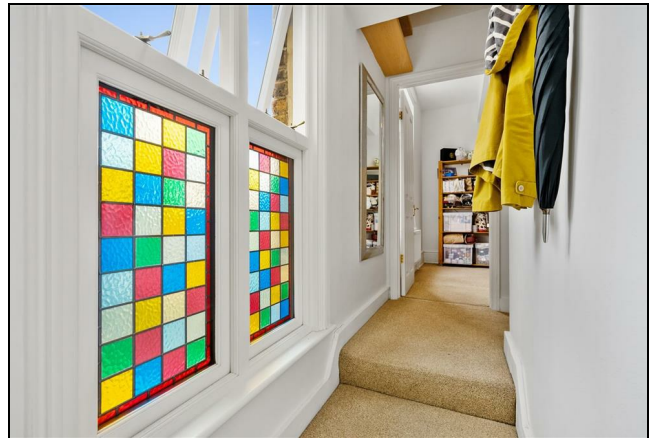
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Approximate Gross Internal Area = 52.1 sq m / 561 sq ft



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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- Two Bedroom Period Conversion
- Elegant Reception with Bay Window and Period Fireplace
- Within The Catchment Of Two Outstanding Ofsted Rated Primary Schools
- Attractive Hallway with Feature Stained Glass window
- Modern Fitted Bathroom
- Semi-Open Plan Fitted Kitchen
- Lease - 173 Years Remaining
- Service Charge - approx. £1200-1300 per annum (No Ground Rent)
- Council Tax Band C
- EPC Rating D



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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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