

# C. JAMES & CO.

SALES AND LETTINGS AGENTS

0208 542 3232



**PALMERSTON ROAD, WIMBLEDON, SW19**

- DOUBLE BEDROOM
- 994 YEAR LEASE
- GREAT LOCATION
- MODERN SHAKER STYLE KITCHEN
- BRIGHT RECEPTION ROOM
- ALLOCATED PARKING SPACE
- NO CHAIN

**OFFERS OVER £325,000  
LEASEHOLD**

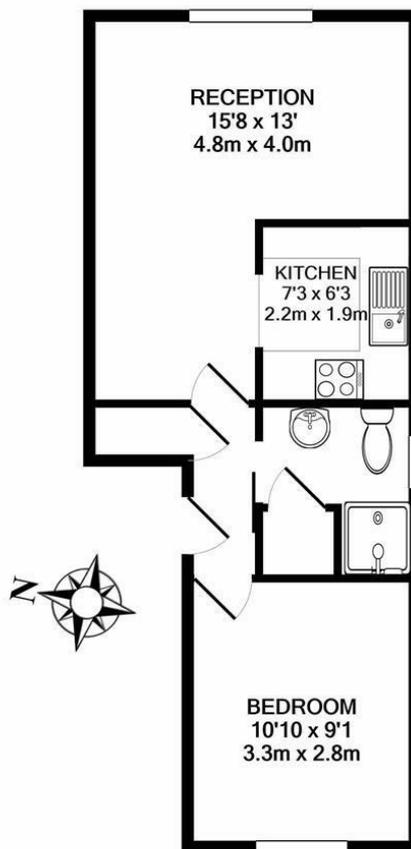
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FIRST FLOOR

TOTAL APPROX. FLOOR AREA 375 SQ.FT. (34.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(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	

C James & Co are pleased to present this first floor apartment in the popular Pelham's development, offered with no onward chain. The property comprises of a light filled reception room with an open plan modern shaker style fitted kitchen, a double bedroom, modern fitted shower room and neutral décor throughout. Further benefits include an allocated parking space. Making this an ideal property for a first time buyer or Buy To Let Investor.

Located in the Pelham's this popular central Wimbledon apartment block is a short walk from local transport including Wimbledon Station and South Wimbledon Station. Wimbledon Town Centre is moments away with an array of shops, restaurants, bars, supermarkets, gyms and green spaces.

EPC Rating - C

Council Tax - Merton Council Tax band C

Lease - 994 Years remaining

Service charge (Including Building Insurance and Ground Rent) - £2320.88 per annum

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LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating