

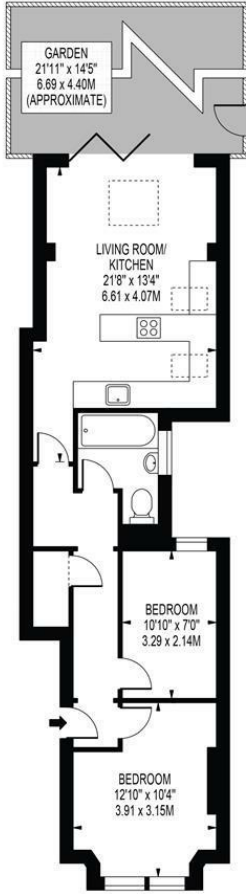
## Milton Road Wimbledon, SW19 8SE

**£525,000 Leasehold - Share of Freehold**



**A superb two bedroom ground floor Victorian garden flat, offered to the market with no onward chain and share of freehold ownership, located in the Poets area of Wimbledon close to various transport links, parks and schools. Extended and refurbished by the current owners, the property comprises two bedrooms, a modern family bathroom whilst the open plan kitchen/diner contains integrated appliances and wooden flooring with bi-fold doors leading out to a sunny south facing private garden. There is also the bonus of side access that leads to both the rear garden and a private courtyard area. A brilliant first time purchase or buy to let investment. Viewings Commence Saturday 20th April.**

MILTON ROAD  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 574 SQ FT - 53.32 SQ M



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.

- Ground Floor Victorian Garden Flat
- Two Bedrooms
- Open Plan Kitchen/Diner
- Private South Facing Garden
- Poets Area Location - Fantastic Transport Links
- No Onward Chain
- Share of Freehold
- Annual Service Charges - Ad-Hoc, No Annual Ground Rent
- EPC Rating D
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	71
(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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