

## Sycamore Road Wimbledon, SW19 4TR

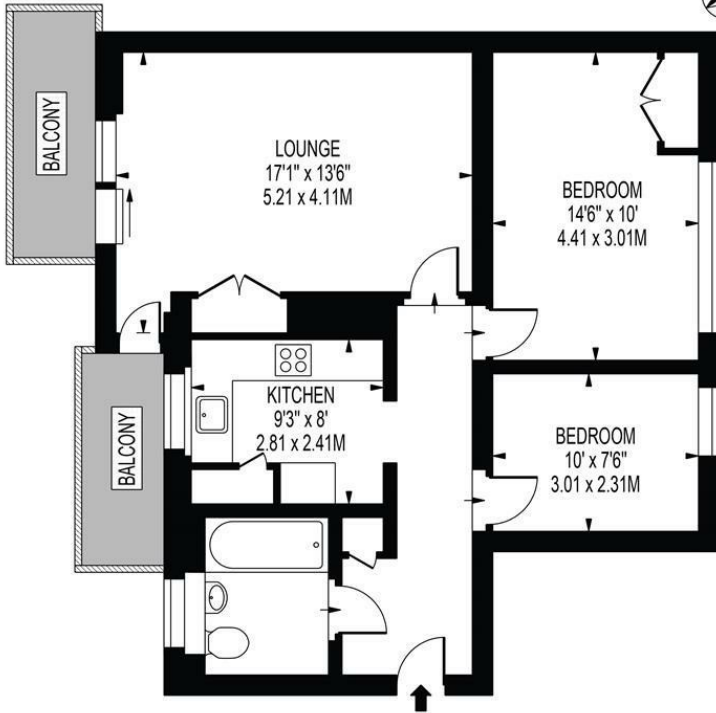
£425,000 Leasehold



Situated on a quiet road nestled between Cannizaro Park and Wimbledon Common this spacious, two bedroom, one bathroom, purpose built flat is located within a "stones throw" of Wimbledon Village. Positioned on the ground floor of this residential block, the accommodation comprises a large living room with doors to a private balcony and terrace, a separate kitchen, two double bedrooms and a family bathroom. There is also the added benefit of communal gardens, private storage lock-up and no onward chain. The property requires minimal updating and allows a buyer the opportunity to put their own stamp on their home.

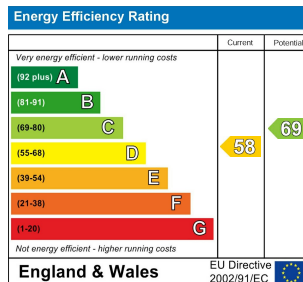
## SYCAMORE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 693 SQ FT - 64.42 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.

- No Onward Chain
- Two Bedrooms
- Large Lounge
- Kitchen
- Private Balcony and Terrace
- Leasehold - Approx. 86 Years Remaining
- Service Charge - £1240.34 per annum.
- Ground Rent - £10.00 per annum.
- Current EPC Rating - D
- Council Tax Band - D



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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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