

## Herbert Road Wimbledon, SW19 3SH

£600,000 Leasehold

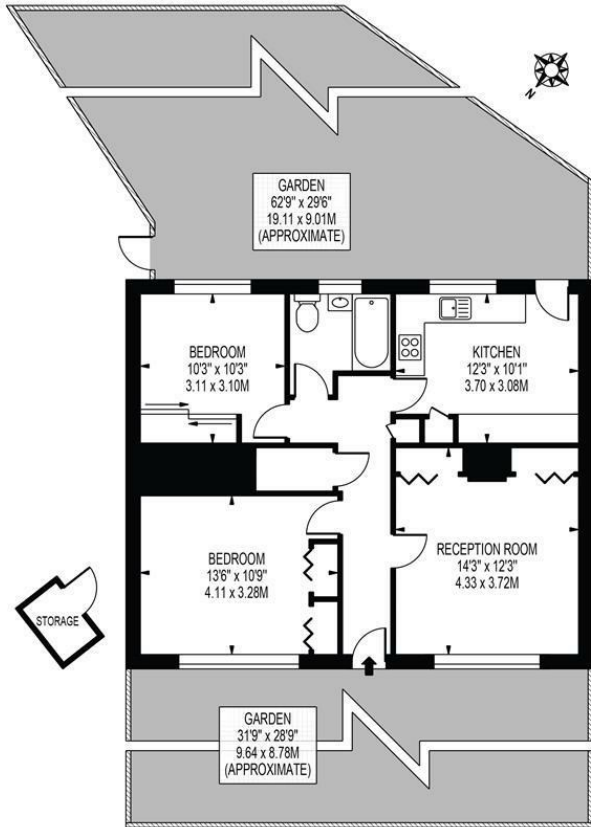


A superb ground floor purpose-built garden maisonette enviably located on the sought after Herbert Road, moments from Wimbledon Town Centre and Station with views overlooking a community green. This delightful maisonette is well presented throughout and boasting two double bedrooms, a spacious reception room, a well-appointed kitchen/dining room with doors leading out to an impressive 60ft south west facing rear garden, and the bonus of a large front garden. Situated in a quiet residential close, this property offers a peaceful retreat from the hustle and bustle of city life while being just moments away from the vibrant High Street and the convenience of the station for easy commuting. There is also the potential to extend (subject to planning permission). Viewings highly recommended.

## HERBERT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 706 SQ FT - 65.61 SQ M  
(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 14 SQ FT - 1.28 SQ M



GROUND FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

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 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.



- Purpose Built Ground Floor Garden Maisonette
- Kitchen / Dining Room
- Two Double Bedrooms
- Lounge
- 60ft+ South West Facing Rear Garden and Large Front Garden
- Leasehold - 215 years from 25/12/1982 - approx. 173 Years Remaining
- Service Charge - £263.00 per annum
- Ground Rent - "Peppercorn"
- EPC Rating C
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(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	

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