

Wilfred Owen Close Wimbledon, SW19 8SW

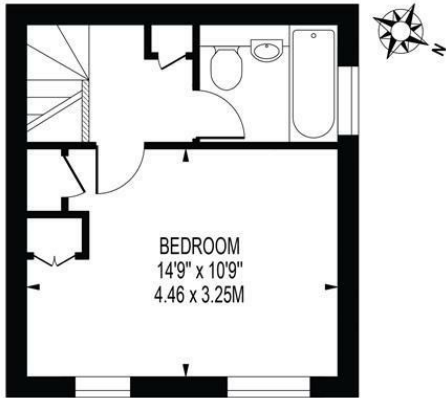
£400,000 Freehold



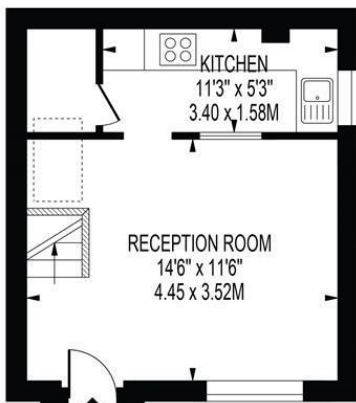
A wonderful opportunity to secure a Freehold house with no onward chain, recently fitted double glazing and new front door, a semi open-plan kitchen/lounge, understair storage and views over the communal lawn area. This freehold house offers a spacious double bedroom and bathroom with loft space and off street parking all located within a short distance of Wimbledon High Street and station (Overground and District Line) with superb transport links at Haydons Road (Thameslink) and South Wimbledon (Northern Line) this property would be ideal for a first time buyer or commuter.

WILFRED OWEN CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 495 SQ FT - 45.99 SQ M



FIRST FLOOR



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, 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.



- Back-to-Back Terraced House
- One Double Bedroom
- Off Street Parking
- No Onward Chain
- Open Plan Kitchen/Lounge
- Bathroom
- Excellent Transport Links
- Freehold (Service Charge - approx. £717.75 per annum)
- Current EPC Rating - E
- Council Tax Band C

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 95 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 46 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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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