

**Pelham Road
Wimbledon, SW19 1NY**

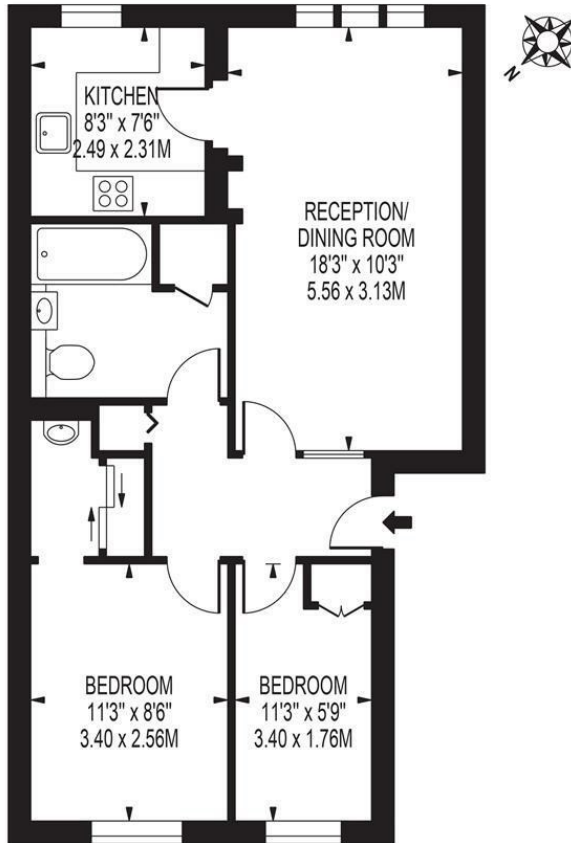
Offers In Excess Of £425,000 Leasehold



A well presented two bedroom first floor purpose built apartment, offered to the market with no onward chain and allocated parking, enviably located in the heart of the Ministers area of Wimbledon. Boasting two bedrooms, including one double and single (both with integrated cupboards), a spacious reception with separate kitchen and family bathroom. The flat is equidistant to both Wimbledon Mainline Train and South Wimbledon Northern Line tube, as well as being a short walk to the High Street with its numerous shops, bars and restaurants. With a long lease of 992 years, this is a superb first time purchase or buy to let investment.

PELHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 581 SQ FT - 53.97 SQ M



FIRST 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.



- First Floor Purpose Built Apartment
- Two Bedrooms
- Well Presented Throughout
- Allocated Parking
- Central Wimbledon Location
- No Onward Chain
- Leasehold - 992 Years Remaining
- Annual Service Charges - £2509.66, No Ground Rent
- EPC Rating C
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	82
(69-80) C		
(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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