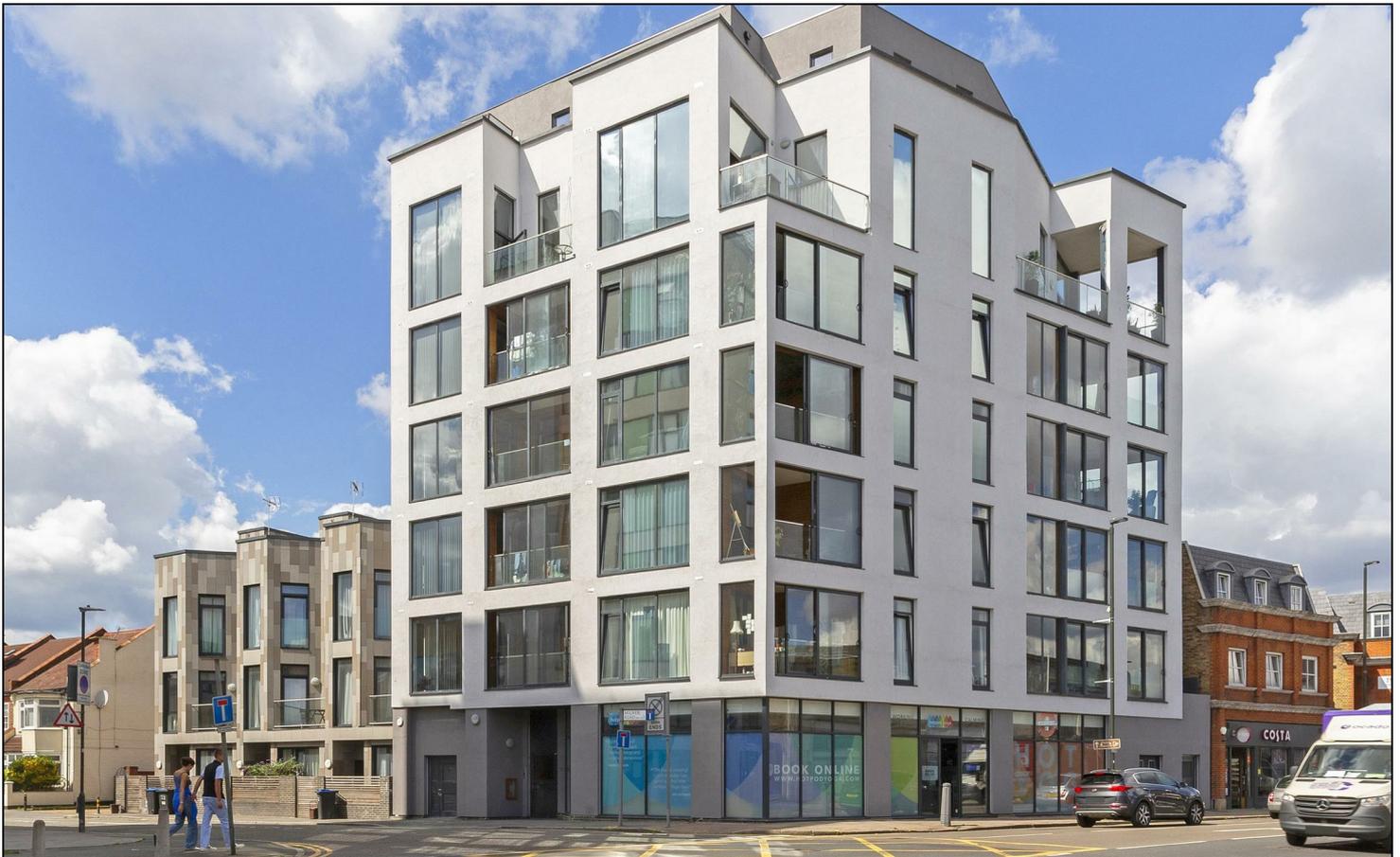


## Madison Heights Wimbledon, SW19 3AA

£650,000 Leasehold

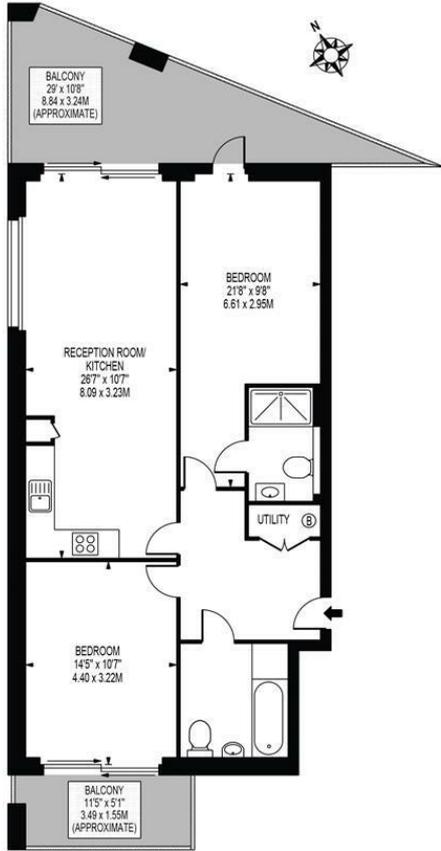


An exceptionally bright and spacious, two double bedroom, two bathroom modern apartment, with fabulous private south western aspect balcony as well as an enclosed "winter terrace" which doubles as additional usable space all year round (gym/office/sun terrace) boasts floor to ceiling windows, and high specification finish throughout. Situated in a highly convenient location within close proximity of fantastic commuter routes as well as the open green spaces around the River Wandle the apartment benefits from over 800sq/ft of living space, with underfloor heating throughout the apartment, air conditioning fitted in Bedroom 2, modern luxurious bathroom suites and a stylish kitchen with beautiful quartz worktops and integrated appliances.

Offering a high standard of city living and no onward chain early viewings are highly recommended.

**MADISON HEIGHTS,  
MILNER ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 827 SQ FT - 76.83 SQ M



THIRD 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.



- Spacious Modern Apartment
- Two Double Bedrooms
- Two Bathrooms
- Private Balcony And Additional Private Winter Terrace
- Excellent Transport Links
- Lease - 119 Years Remaining
- Service Charge - £2000 per annum
- Ground Rent - £400 per annum
- Council Tax Band - D
- EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

