

Abingdon Close Wimbledon, SW19 1AD

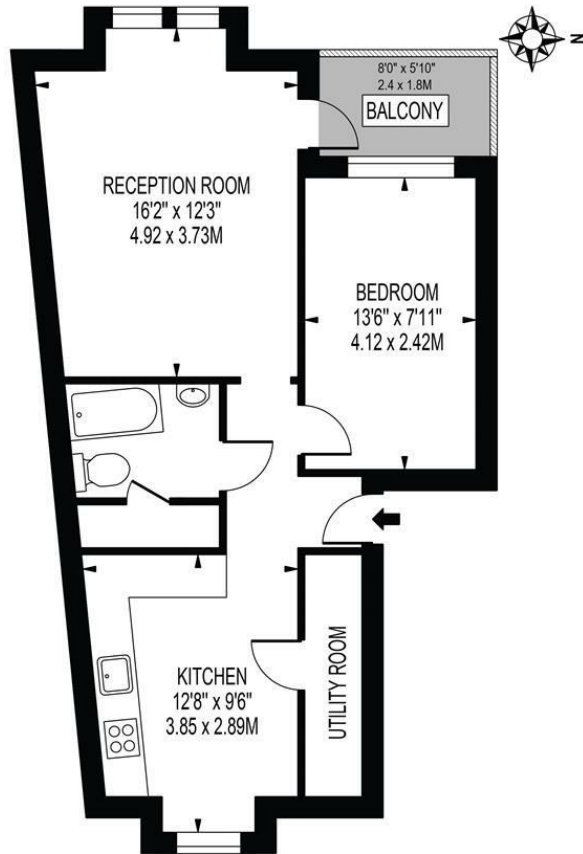
£350,000 Leasehold



A well located and beautifully presented one double bedroom first floor flat, situated within easy reach of both Colliers Wood Tube Station and Wimbledon Town Centre. Comprising of a spacious lounge with a door leading on to a private covered balcony, modern fitted kitchen / breakfast room, family bathroom and a good size double bedroom. Each of the rooms have large windows, giving it a light and airy feel throughout. Further benefits include ample storage, off street parking and a long lease.

ABINGDON CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 637 SQ FT - 59.1 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.



- One Bedroom Apartment
- Beautifully Presented
- Long Lease
- Off-Street Parking
- Close To Transport
- Covered Balcony
- EPC Rating : D
- Merton Council Tax Band : C
- Lease Length (Current) : 125 Years from 18 September 2024
- Ground Rent (Per Annum): £10 / Service Charges (Per Annum): £1,007.28

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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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