

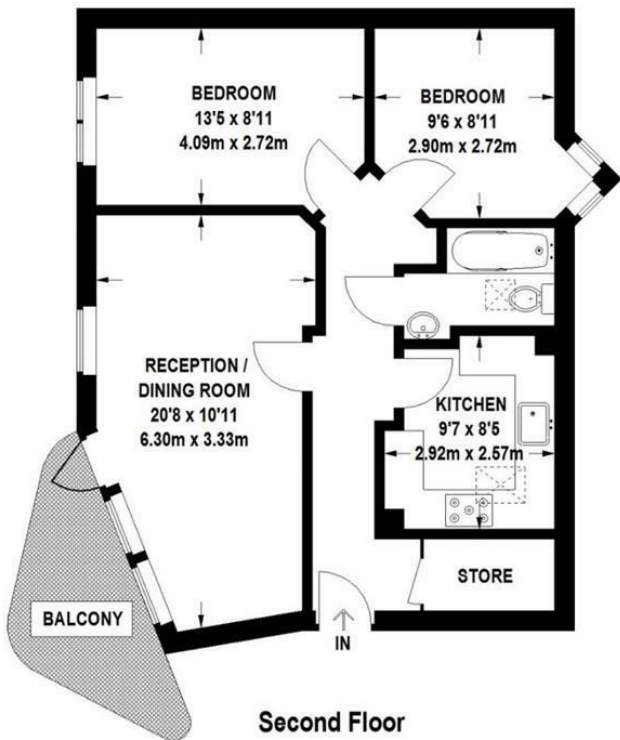
## Nelson Grove Road South Wimbledon, SW19 2LJ

£400,000 Leasehold



A beautifully presented top floor two double bedroom apartment located in a sought after area close to both Wimbledon Town Centre and South Wimbledon Northern Line Tube Station. Comprising of a fully fitted modern kitchen, spacious lounge/diner with direct access to the private balcony, two double bedrooms and a modern bathroom. This wonderful property has plenty of storage and further benefits from a communal garden, secure bike storage and is offered to the market with no onward chain, making it ideal for the first time buyer. Lease: Lease : 125 Years from 01 June 2007. Ground Rents / Service Charges (Per Annum) : £1,845.96.

Approximate Gross Internal Area  
61.8 sq m / 665 sq ft



- Two Double Bedrooms
- Beautifully Presented
- Spacious Balcony
- No Onward Chain
- Close To Tube Station
- Ideal First Time Purchase
- Merton Council Tax Band : C
- EPC Rating : C
- Lease : 125 Years from 01 June 2007
- Ground Rents / Service Charges (Per Annum) : £1,845.96

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 78                      | 79        |
| (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.

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