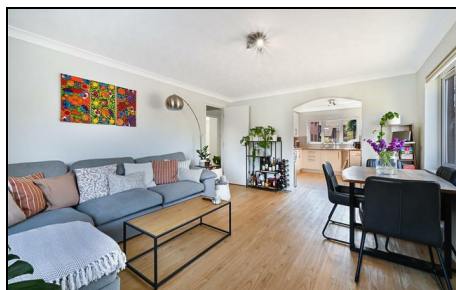


## Shelley Way Wimbledon, SW19 1TS

£400,000 Leasehold

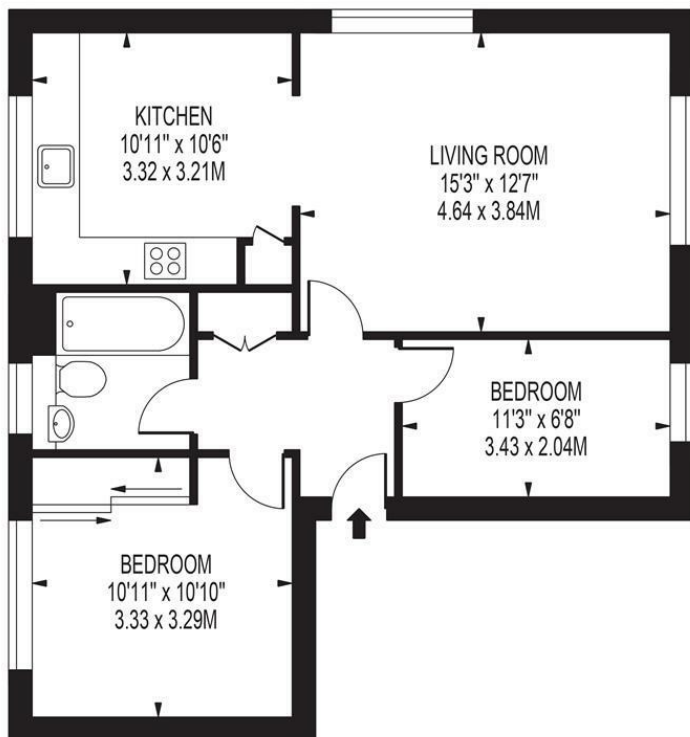


A stunning, larger than average two double bedroom purpose built flat which has been modernised with care throughout by the current owners. It is located close to Colliers Wood tube station and walking distance to Wimbledon and Tooting High Street. The flat comprises of a spacious reception room with solid flooring and a modern fitted kitchen with plenty of space for a dining table. The property also benefits from a recently fitted bathroom suite and two generous double bedrooms, the master featuring a double fitted wardrobe. This is a beautifully presented and much loved home that would be absolutely perfect for the first time buyer looking to get on the SW19 property ladder.



## SHELLEY WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 614 SQ FT - 57.03 SQ M

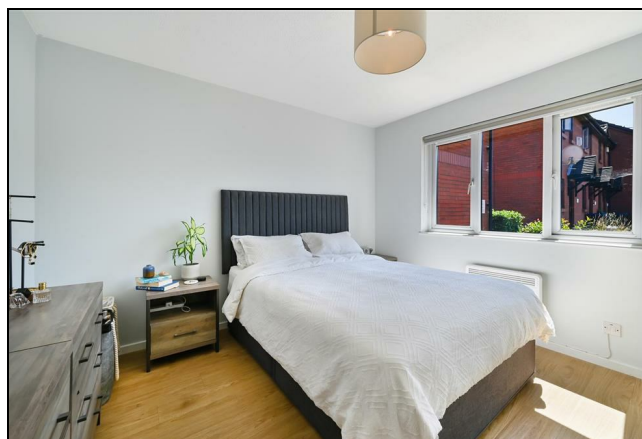


### GROUND FLOOR

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.

- Two Double Bedrooms
- Larger Than Average
- Beautifully Presented
- Long Lease - 999 Years From 01 January 1980
- Off Street Parking
- Close To Tube Station (Northern Line)
- EPC Rating : C
- Merton Council Tax Band : C
- Service Charges (Per Annum): £1873.19
- No Ground Rents



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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**

