

**11 Wimbourne Court, Christchurch Close  
Colliers Wood, SW19 2NZ**

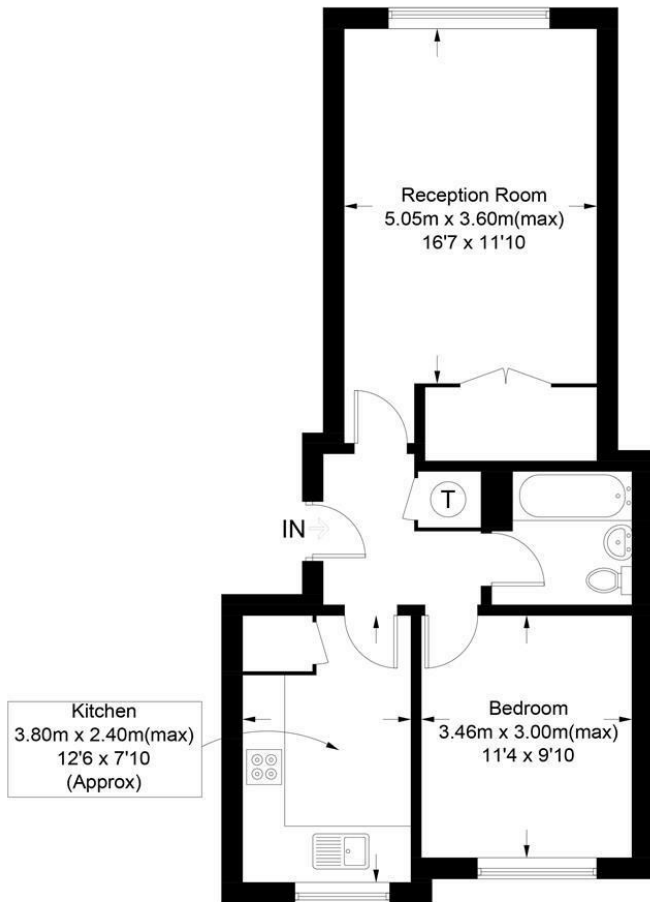
**£325,000 Leasehold**



**Excellent Value. One double bedroom ground floor flat with residents parking bay only a short walk of Colliers Wood tube station and town centre. Requires modernisation. Lots of storage space. Communal gardens with church views. Located on a quiet residential street. Ideal first purchase or rental investment.**

## Wimbourne Court, SW19

Approximate Gross Internal Area  
51.9 sq m / 558 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
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(ID 329281 )

- Good Length Lease
- Communal Gardens
- One Bedroom
- In Need of Modernisation
- EPC Rating E
- Resident Parking Space
- Lots of Storage
- Double Glazing
- Close to Transport Links



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	68

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