

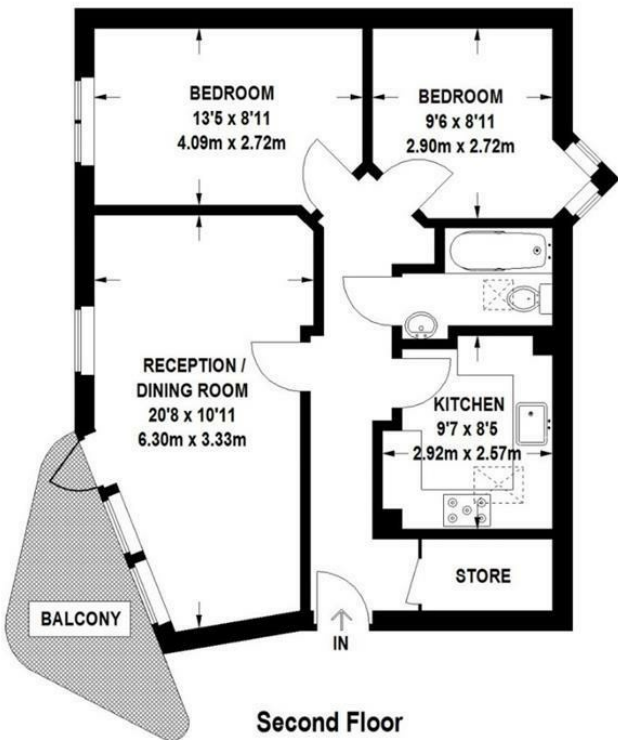
## Nelson Grove Road South Wimbledon, SW19 2LJ

£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	78	79
(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.

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