

**East Road
Wimbledon, SW19 1FW**

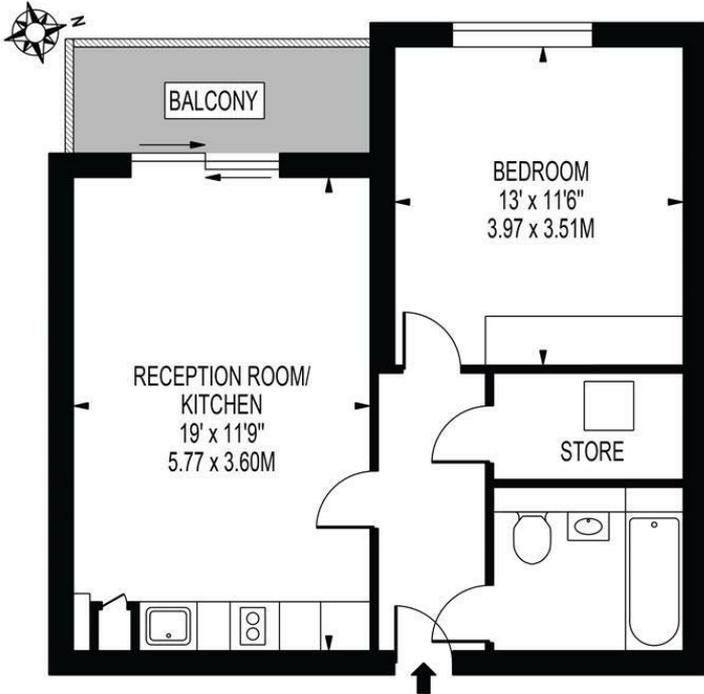
£425,000 Leasehold



A gorgeous one bedroom apartment, finished to an excellent standard throughout situated on the second floor of a stunning modern development close to a wealth of amenities in Wimbledon & Colliers Wood and moments from the Tube Station. This property boasts a large modern open-plan kitchen/living room with access to a private terrace, generous sized bedroom with storage and a modern fitted bathroom. This property would make an ideal first time purchase for anyone who wants to live close to the Northern Line. This lovely property also benefits from no onward chain, residents gym with showers, working areas and the remaining NHBC Guarantee of approximately Six years.

STILES WEST STUDIOS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 522 SQ FT - 48.52 SQ M



SECOND 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
- Fantastic Condition
- No Onward Chain
- Gym & Communal Facilities
- Private Terrace
- Lease : 250 Years From 01 January 2021
- Ground Rents (Per Annum) : Peppercorn - Service Charges (Per Annum) : £1,830
- EPC Rating : B
- Merton Council Tax Band : C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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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