

**North Road  
Wimbledon, SW19 1TR**

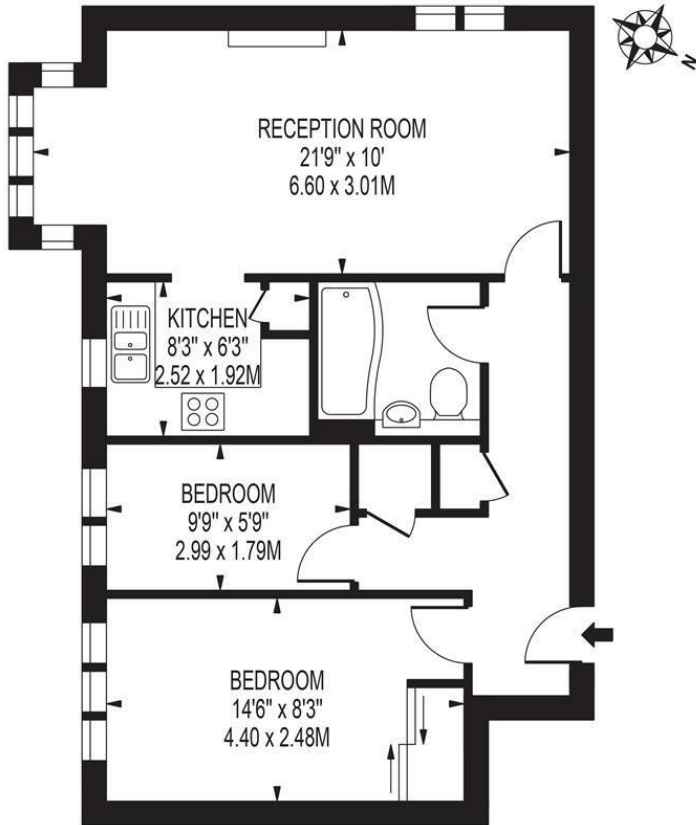
**£385,000 Leasehold - Share of Freehold**



**A beautifully presented two bedroom ground floor apartment that has been finished to a high standard throughout. This bright and airy apartment offers a stylish/contemporary accommodation and is located within a in a highly sought after development a short walk from Colliers Wood Tube Station (Northern Line). This lovely apartment has a super modern fitted kitchen, a generous open plan living/dining area, great sized double bedroom, a good sized single bedroom, a spacious bathroom, private parking space, long lease and a share of the freehold.**

## NORTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 581 SQ FT - 53.99 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 Bedroom Flat
- Share Of Freehold
- Long Lease
- Fantastic Location
- Off Street Parking
- Superb First Time Purchase
- EPC Rating : D
- Merton Council Tax Band : C
- Lease : 999 Years From 01 January 1980
- Service Charges (Per Annum) : £1,500. 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>		
(55-68) <b>D</b>	<b>64</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
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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