

**178 Effra Road
Wimbledon, SW19 8PZ**

£400,000 Leasehold



A well presented double bedroom top floor purpose built apartment with allocated parking and sold with a long lease, situated in the highly sought after South Park Gardens area, within easy reach of multiple transport links and Wimbledon Town Centre.

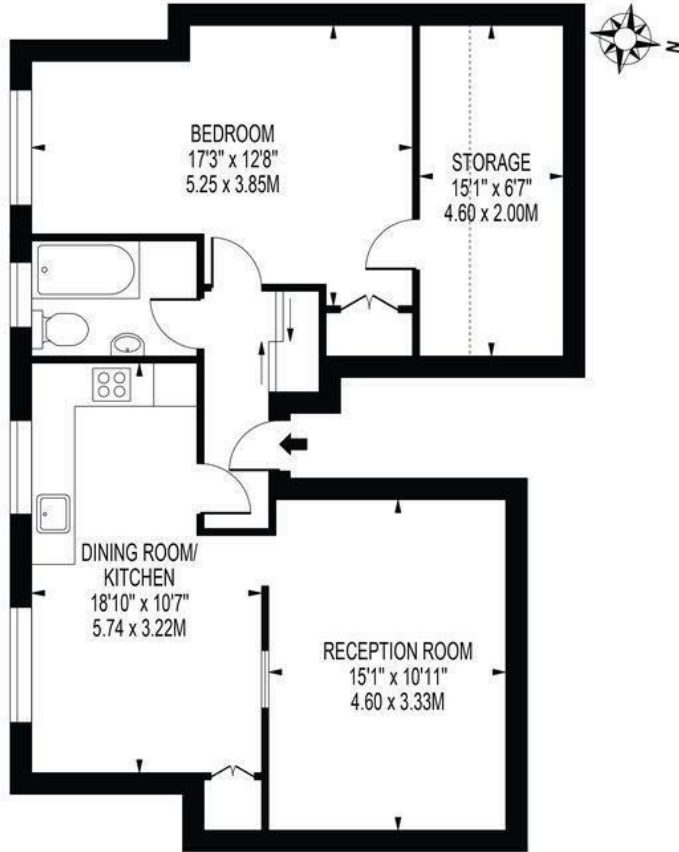
Bright and airy throughout, one double bedroom with built in storage, modern family bathroom, separate newly fitted kitchen/diner and a spacious reception room.

With the benefit of both parking and communal gardens at the rear, this is a superb first time purchase or buy to let investment.

ROYSTON LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 735 SQ FT - 68.33 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 64 SQ FT - 5.98 SQ M



THIRD 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.

- Top Floor Flat
- One Bedroom
- Kitchen/Diner
- Large Reception Room
- Allocated Parking and Communal Gardens
- Close Proximity to Multiple Transport Links
- Desirable South Park Gardens Location of Wimbledon
- Leasehold - 966 Years Remaining
- Service Charge £1,440pa, £0 Ground Rent
- Merton Council Tax Band D, EPC Rating - C



Energy Efficiency Rating		Current	Target
100-150 kWh/m ² per year (excl. water heating)	A		
81-100 kWh/m ² per year (excl. water heating)	B		
61-80 kWh/m ² per year (excl. water heating)	C		
41-60 kWh/m ² per year (excl. water heating)	D		
21-40 kWh/m ² per year (excl. water heating)	E		
1-20 kWh/m ² per year (excl. water heating)	F		
1-15 kWh/m ² per year (excl. water heating)	G		
Minimum energy efficient rating		75	81
EU Directive		EU Directive	
England & Wales		EU Directive	

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