# Ellisons

**Wimbledon**
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## Trinity Road
## Wimbledon, SW19 8QZ

## £525,000 Leasehold









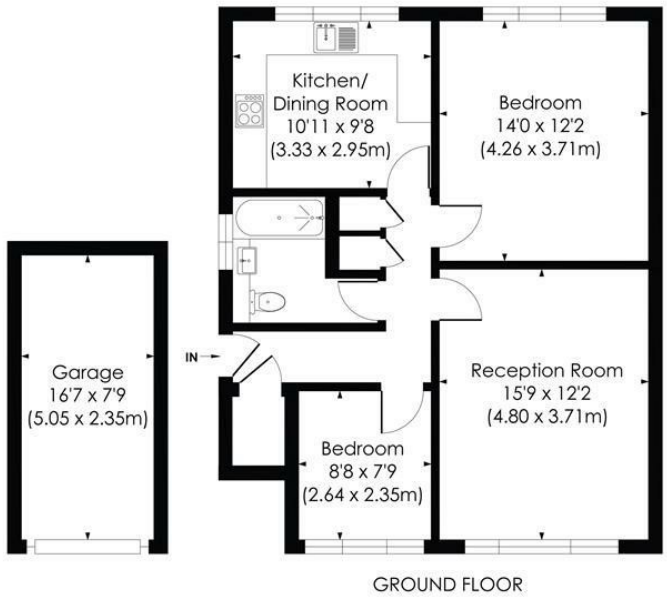
**A fantastic opportunity to acquire this beautifully presented two-bedroom ground-floor flat in the highly sought-after South Park Gardens area of Wimbledon. Perfectly positioned on Trinity Road, the property is just moments from Holy Trinity Primary School, Wimbledon Town Centre, the Mainline Station, Northern Line Underground, and Thameslink services, offering superb convenience and connectivity.**

**Boasting its own private entrance, the flat features two generous bedrooms, a bright and spacious reception room, and a separate kitchen/dining room ideal for entertaining. Further benefits include off-street parking, a garage, communal gardens, a long lease, and no onward chain. An excellent choice for first-time buyers, downsizers, or investors looking for a prime Wimbledon location.**

**TRINITY ROAD, SW19**

Approx. Gross Internal Floor Area

**707 Sq. ft/65.70 Sq. m**




GROUND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



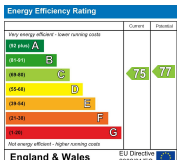













- Ground Floor Flat
- Two Bedrooms
- Garage & Off-Street Parking
- Superb Location in 'South Park Gardens'
- Walking Distance to Wimbledon Town Centre
- Fantastic Commuter Routes
- Communal Gardens
- Leasehold - 933 Years Remaining
- Ground Rent - £10.50 pa, Building Insurance - £530 pa
- EPC Rating - C, Merton Council Tax Band - D

**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494**

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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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

30 YEARS 1989–2019