

## Albany Road Wimbledon, SW19 8JD

**£475,000 Leasehold - Share of Freehold**



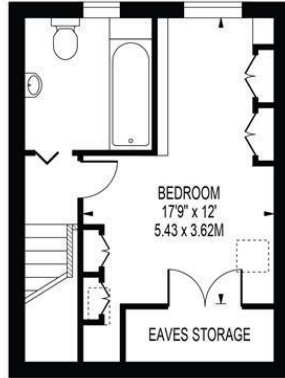
**A delightful two bedroom split-level Victorian maisonette with share of freehold and located on a quiet cul-de-sac close to Wimbledon town centre and numerous transport links. Boasting a private entrance and in lovely condition throughout, the property comprises a spacious open-plan kitchen/living area with wooden flooring and integrated appliances, with two bedrooms, the principal bedroom being located on the second floor with a modern family bathroom plus copious storage. Within easy reach of both Thameslink and Mainline/Underground stations and a short walk to the boutique shops and independent cafes of Leopold Road, this is a superb first time purchase or buy to let investment.**

## ALBANY ROAD

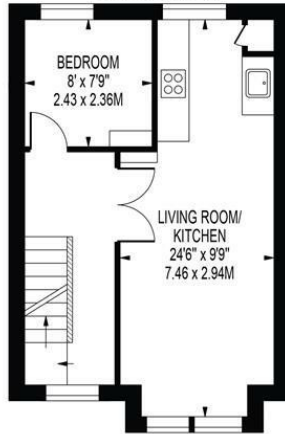
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 724 SQ FT - 67.30 SQ M

(INCLUDING EAVES STORAGE)

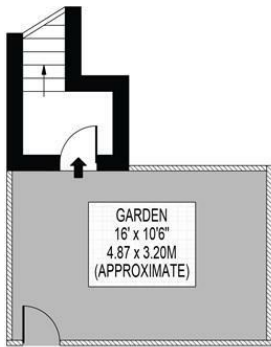
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 30 SQ FT - 2.80 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR ENTRANCE

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.



- Split-Level Victorian Maisonette
- Two Bedrooms
- In Lovely Condition Throughout
- Open-Plan Kitchen/Living Area
- Private Entrance
- Close to Multiple Transport Links and Wimbledon Town Centre
- Share of Freehold, Underlying Lease Years Remaining - 109
- Annual Ground Rent - £0, Annual Service Charges - Ad-Hoc
- EPC Rating C
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(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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