

Ridley Road Wimbledon, SW19 1ET

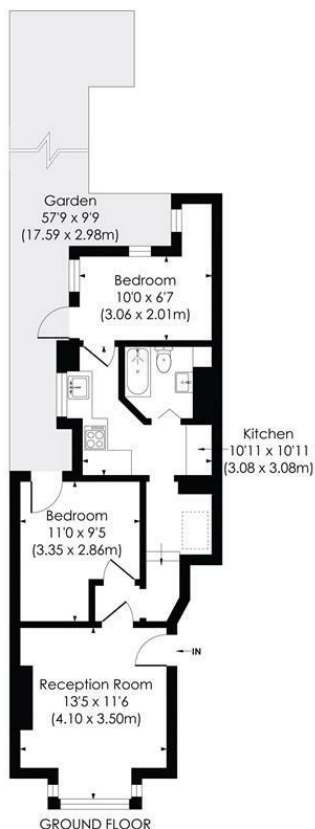
Offers Over £425,000 Leasehold - Share of Freehold



Occupying the ground floor of a Victorian conversion this two double bedroom garden flat offers a versatile living space and scope for further alteration to suit a range of needs. Located just a short stroll from Wimbledon Station (National Rail, District Line, and Thameslink), and South Wimbledon (Northern Line) the property is perfectly positioned for excellent transport links, as well as the vibrant array of shops, cafes, bars, and restaurants on Wimbledon Broadway.

RIDLEY ROAD, SW19

Approx. Gross Internal Floor Area
493 Sq. ft/45.77 Sq. m



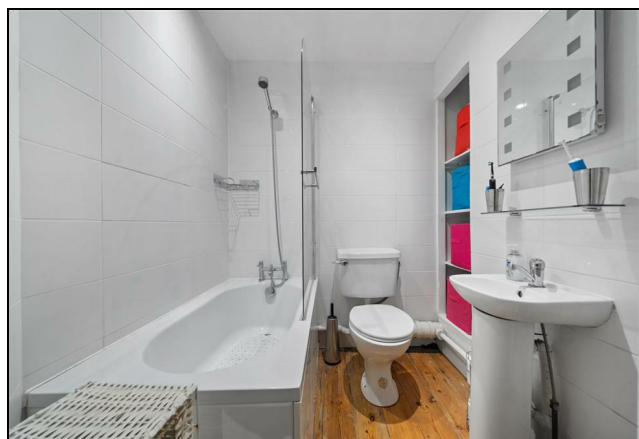
GROUND FLOOR

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
 PROPERTY MARKETING

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.

- Two Double Bedrooms
- Excellent Transport Links
- Moments From Wimbledon Broadway
- Close Proximity to Wimbledon Leisure Centre
- Rear Garden
- Share Of Freehold With An Underlying Lease Of 978 Years Remaining
- Ground Rent - Nil
- Service Charge - Ad Hoc
- EPC Rating D
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



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

