

Henfield Road Wimbledon, SW19 3HU

£450,000 Leasehold - Share of Freehold

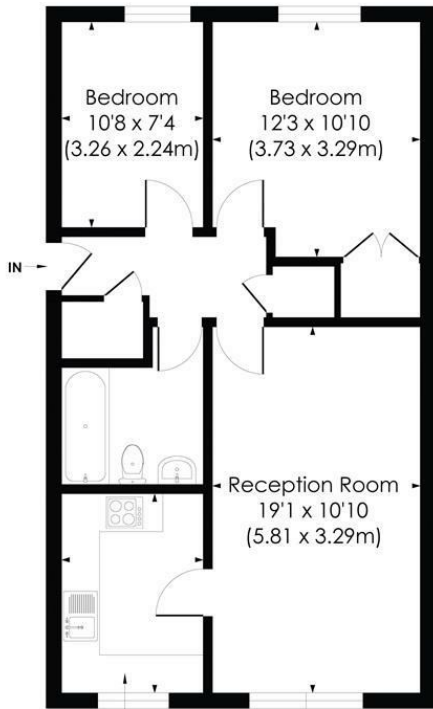


This share of freehold two bedroom purpose built flat offers good size accommodation and is situated in a popular residential side road, just off Merton Hall Road and close to Dundonald Park, within easy reach of Wimbledon Town Centre with all of its shopping, transport and recreational facilities. The flat benefits from gas central heating and its own parking space - an early viewing is highly recommended.

HENFIELD ROAD, SW19

Approx. Gross Internal Floor Area

649 Sq. ft/60.31 Sq. m



FIRST FLOOR



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.

- No Onward Chain
- Two Bedroom Flat
- Off Street Parking
- Dundonald Park Area
- Excellent Transport Links
- Share Of Freehold - Underlying Lease Length 999 from 16/12/10
- Service Charge - £1890.04 (per annum) Building Insurance - £367 per annum
- Ground Rent - Nil
- Current EPC Rating - C
- Council Tax Band - D

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