

Wimbledon Park Road Wimbledon, SW19 6PW

£575,000 Leasehold



Offered to the market with no onward chain, private balcony and a garage, a larger than average two double bedroom purpose-built apartment with superb views over Wimbledon Park and the London skyline.

Positioned on the third floor of a well-run private building with lift access, comprising two double bedrooms (both with built-in wardrobes), kitchen, bathroom with a separate W/C, and a bright and airy reception with doors opening out onto a spacious balcony which overlooks the idyllic Wimbledon Park.

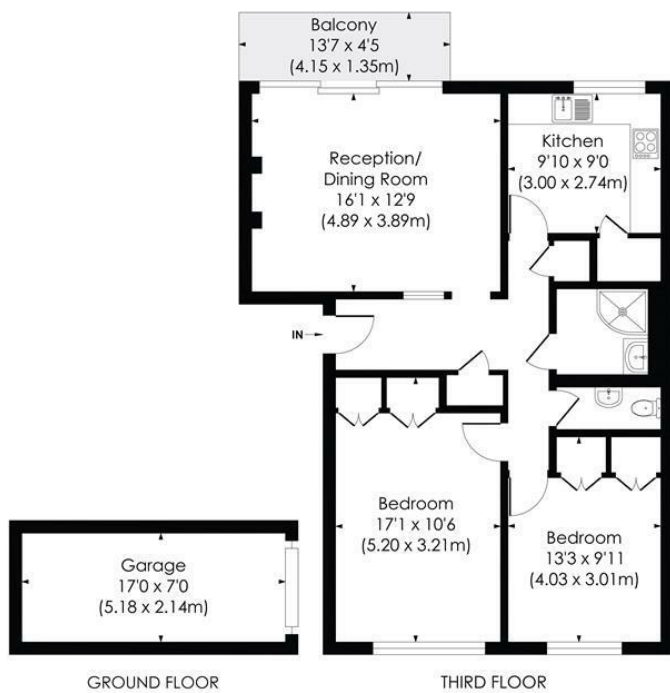
Located in a highly desirable development only moments from the All England Lawn Tennis Club, and equidistant to both Wimbledon Park and Southfields Stations with a myriad of bus links to and from Wimbledon providing excellent commuter connections.

Additional benefits include a caretaker and communal gardens. Viewings are highly recommended.

WIMBLEDON PARK ROAD, SW19

Approx. Gross Internal Floor Area

814 Sq. ft/75.65 Sq. m
(Excluding Garage)



Energy Efficiency Rating		Current	Target
Highly energy efficient - lower running costs			
(92-100) A			
(89-91) B			
(85-88) C			
(79-84) D		74	8
(74-78) E			
(69-73) F			
(64-68) G			
Not energy efficient - higher running costs			

EU Directive

- Two Double Bedroom Purpose-Built Apartment
- Spacious Reception with Private Balcony
- Garage
- Excellent Location in Wimbledon
- Moments from Wimbledon Park & All England Lawn Tennis Club
- No Onward Chain
- Leasehold - 125 Years from 31st May 1990
- Annual Service Charges - £4958.04 , Annual Ground Rent - £150
- EPC Rating - C
- Merton Council Tax Band - E

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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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