

## Gladstone Road Wimbledon, SW19 1QS

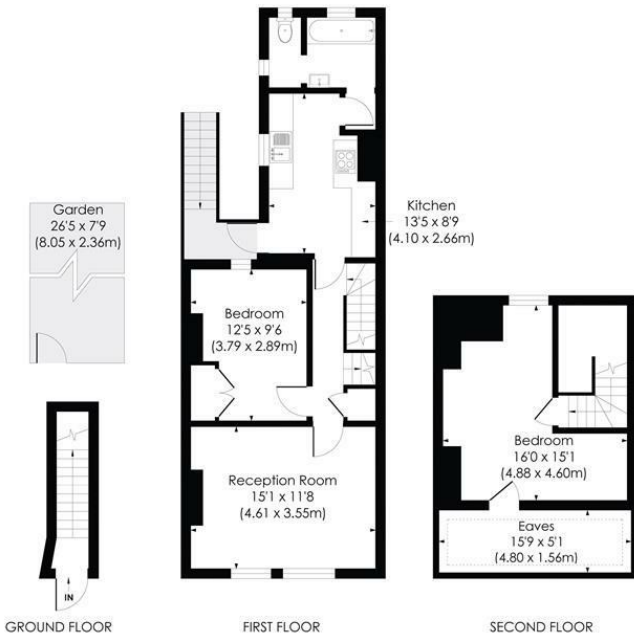
£625,000 Leasehold



**A beautifully presented, two bedroom split level Victorian first floor flat with a private garden, located in the sought after Ministers area of Wimbledon close to the town centre and Wimbledon Station. A wonderful balance of character and modern living throughout having been refurbished to a high standard and tastefully decorated by the current owners. Benefiting from a modern high spec fitted kitchen, two double bedrooms, spacious living room and a modern family suite. In addition to having a private enclosed garden there is the great potential to extend subject to the usual consents. Garden flats of this size in Wimbledon town are rare therefore an early viewing is recommended.**

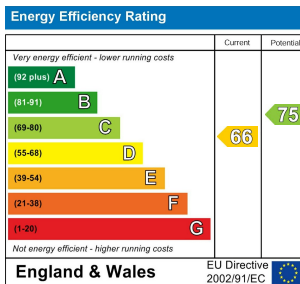
**GLADSTONE ROAD, SW19**

Approx. Gross Internal Floor Area  
**904 Sq. ft/84.01 Sq. m** (Including reduced height)  
**826 Sq. ft/76.83 Sq. m** (Excluding reduced height)



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

- Hepburn Terrace - Constructed in 1884
- Two Bedrooms
- Stunning Period Features
- First Floor Split Level Flat
- Private Enclosed Garden
- Modern Fitted Kitchen
- Large Reception Room
- Service Charge: £205pa, Ground Rent: £100pa
- Leasehold - 93 Years Remaining
- EPC Rating D - Council Tax Band D



**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**

