

## Wycliffe Road Wimbledon, SW19 1ES

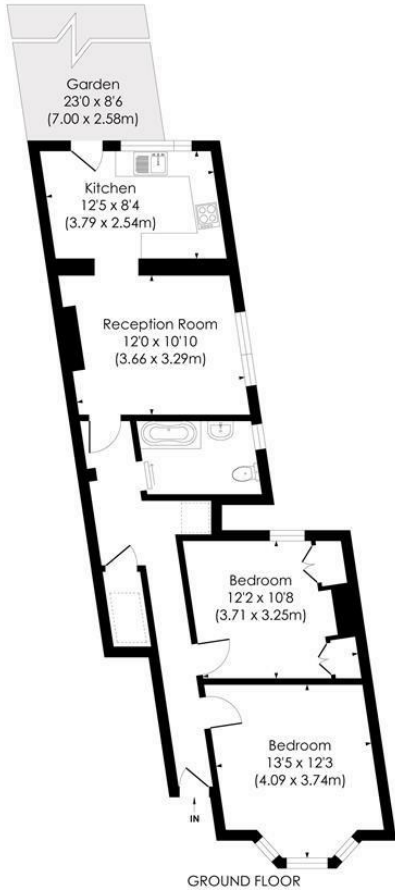
**£475,000 Leasehold**



**A well presented two double bedroom Victorian ground floor maisonette with private garden overlooking playing fields to the rear and sold with the benefit of no onward chain. Conveniently located between Wimbledon mainline station and the Northern Line and benefitting from well proportioned rooms including a two double bedrooms, family bathroom and open plan kitchen/lounge with doors opening out onto a sunny rear garden. With an abundance of space and light this property would make a superb first time purchase.**

**WYCLIFFE ROAD, SW19**

Approx. Gross Internal Floor Area  
761 Sq. ft/70.71 Sq. m



© 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.

- No Onward Chain
- Two Double Bedrooms
- Garden Overlooking Recreation Grounds
- Open Plan Kitchen/Lounge
- Excellent Transport Links
- Lease - 999 years from 25/12/1970 (approx. 956 Remaining).
- Service Charge - Ad/hoc (Building Insurance 2024 -25 circa £260.00)
- Ground Rent - £7.50 per annum
- EPC Rating D
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	72
(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**

