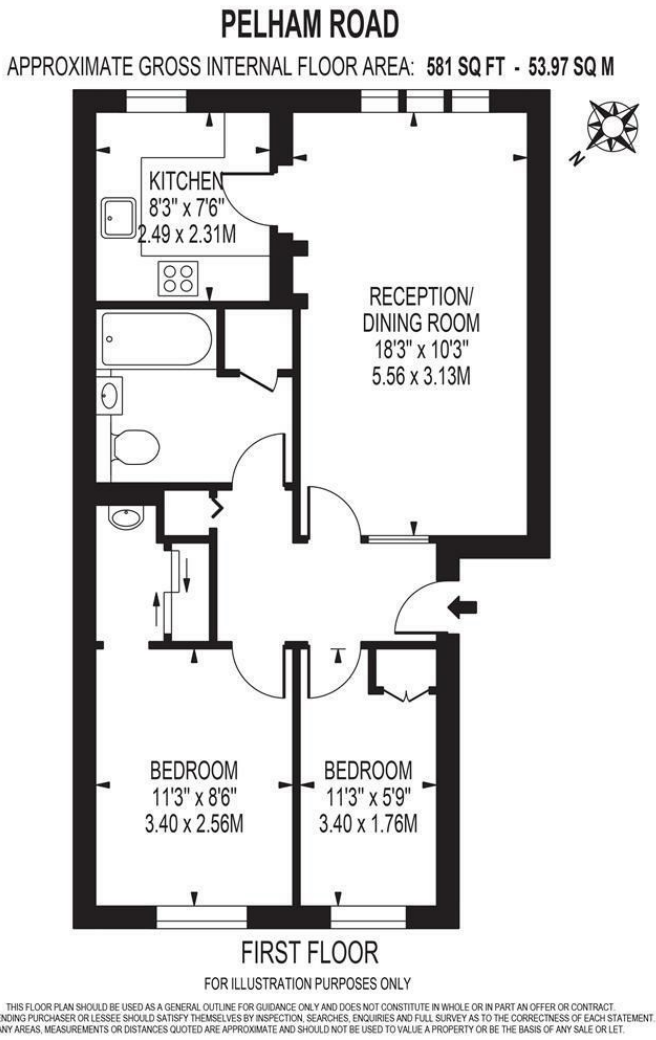
# Ellisons

Wimbledon
Sales
13 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 9494
E wimbledon@ellisons.uk.com
www.ellisons.uk.com

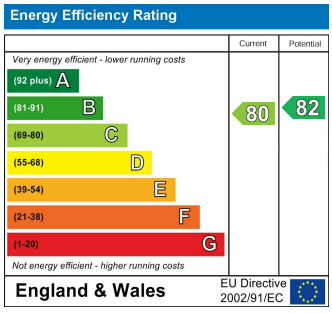
## Pelham Road
## Wimbledon, SW19 1NY

## Offers In Excess Of £425,000 Leasehold

**A well presented two bedroom first floor purpose built apartment, offered to the market with no onward chain and allocated parking, enviably located in the heart of the Ministers area of Wimbledon. Boasting two bedrooms, including one double and single (both with integrated cupboards), a spacious reception with separate kitchen and family bathroom. The flat is equidistant to both Wimbledon Mainline Train and South Wimbledon Northern Line tube, as well as being a short walk to the High Street with its numerous shops, bars and restaurants. With a long lease of 992 years, this is a superb first time purchase or buy to let investment.**



- First Floor Purpose Built Apartment
- Two Bedrooms
- Well Presented Throughout
- Allocated Parking
- Central Wimbledon Location
- No Onward Chain
- Leasehold - 992 Years Remaining
- Annual Service Charges - £2509.66, No Ground Rent
- EPC Rating C
- Council Tax Band D




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

arla | propertymark PROTECTED

naea | propertymark PROTECTED

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**

30 YEARS 1989–2019