

Montague Road Wimbledon, SW19 1SY

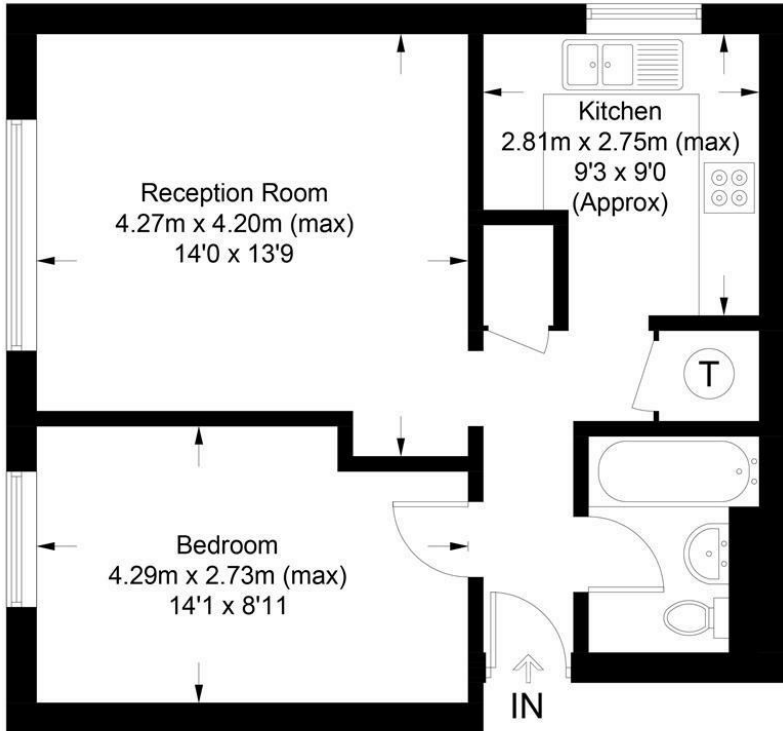
£325,000 Leasehold



A well presented, one double bedroom, purpose built flat located on a sought after road within close proximity of Wimbledon town centre, mainline and Northern Line stations. Having been tastefully decorated throughout this spacious flat has a large bedroom, well equipped separate kitchen, family bathroom and a bright lounge/dining room. With the added benefit of no onward chain, off-street parking and a long lease this is an ideal first time purchase or buy to let investment so an early viewing is highly recommended.

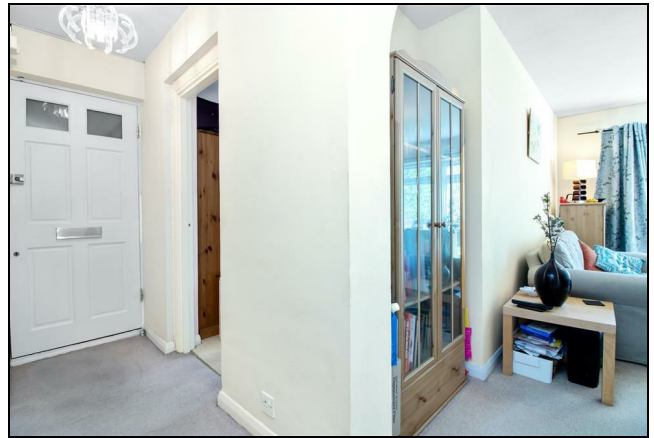
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Approximate Gross Internal Area = 46.5 sq m / 500 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Purpose Built Apartment
- No Onward Chain
- Large Double Bedroom
- Sought After Location
- Off-Street Parking
- Lease - 949 Years Remaining
- Service Charge - £1100 Per Annum
- Ground Rent - £45 Per Annum
- EPC Rating D
- Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(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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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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