

Brook House Wimbledon, SW19 8RQ

£525,000 Leasehold

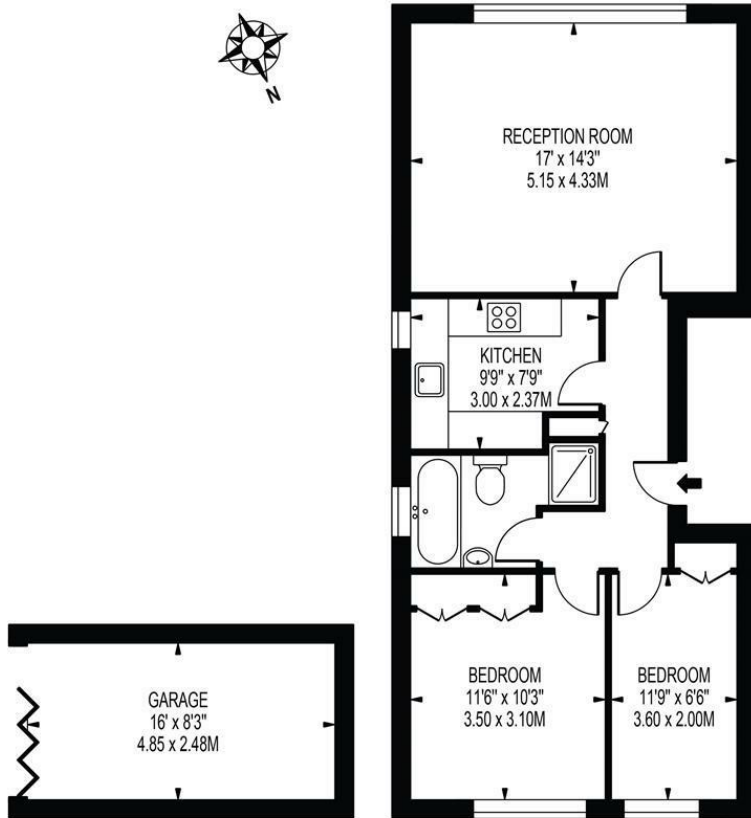


Located in the sought after South Park Gardens area of Wimbledon this well presented and spacious two bedroom second floor flat with private garage is offered to the market with no onward chain. The property is located on one of Wimbledon Town's most prestigious roads being located moments from Wimbledon Town centres numerous cafes and restaurants, general amenities and fantastic commuter routes. Boasting bright and spacious accommodation this property would be an ideal first time purchase or buy to let investment - early viewings are highly recommended.

BROOK HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 647 SQ FT - 60.08 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 132 SQ FT - 12.25 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- South Park Gardens Location
- Two Bedrooms
- Bathroom
- Spacious Lounge
- Garage
- Leasehold - 142 years remaining
- Service Charge - 1985.00 per annum
- Ground Rent - £30.00 per annum
- EPC Rating D
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	76
(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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