

Stanley Road Wimbledon, SW19 8RF

£350,000 Leasehold



A one double bedroom, top floor, purpose built flat with no onward chain located a stone's throw away from Wimbledon town centre. This spacious flat has a bright reception room, separate kitchen and a modern family bathroom. A great flat that has the added benefit of a newly extended lease making it an ideal first time purchase or investment.

STANLEY COURT, SW19

Approx. Gross Internal Floor Area
572 Sq. ft/53.09 Sq. m



SECOND FLOOR



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 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.

- One Double Bedroom
- Spacious Purpose-Built Flat
- Moments from Wimbledon Town Centre
- No Onward Chain
- Newly Extended Lease
- Bright and Airy
- Lease From 1/1/1972 - 31/12/2187 - 164 Years Remaining
- Service Charge (approx) - £399.87 per quarter
- Council Tax Band C
- EPC Rating C

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