

# First Floor Flat, 7 Tennyson Road Wimbledon, SW19 8SH

**£395,000 Leasehold - Share of Freehold**



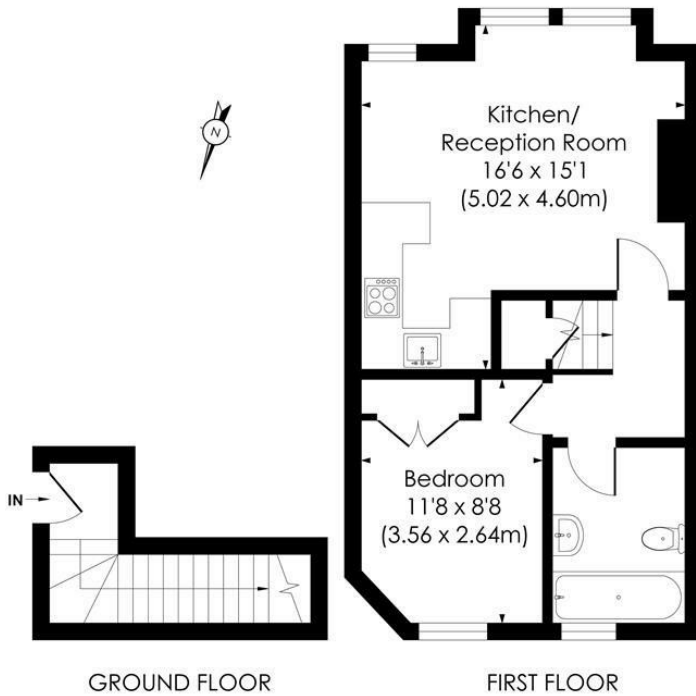
A one double bedroom Share of Freehold first floor Period Conversion flat situated in the heart of the "Poets" area of Wimbledon within close proximity to fantastic transport links (Haydons Road - Thameslink, South Wimbledon - Northern Line, Wimbledon - Overground/Tram/District Line) as well as Garfield Road Recreation Ground.

The property features an open plan layout with one double bedroom, bathroom and is well presented throughout. An additional benefit of note is that the property can be extended further in to the loft to provide an extra bedroom and bathroom - subject to usual consents and planning permissions.

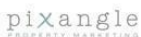
Boasting a healthy underlying lease and no set service charges or ground rent, this is a brilliant first time purchase or buy to let investment in SW19.

**TENNYSON ROAD, SW19**

Approx. Gross Internal Floor Area  
**483 Sq. ft/44.82 Sq. m**



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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.

- Victorian First Floor Flat
- One Double Bedroom
- Open Plan Kitchen/Reception
- Fantastic 'Poets' Area Location
- Excellent Transport Links
- Share of Freehold - Underlying Lease (approx 146 years remain)
- Service Charge - Ad/hoc
- Ground Rent - nil
- EPC Rating - C
- Merton Council Tax Band - B

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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