

## Madison Heights Wimbledon, SW19 3AA

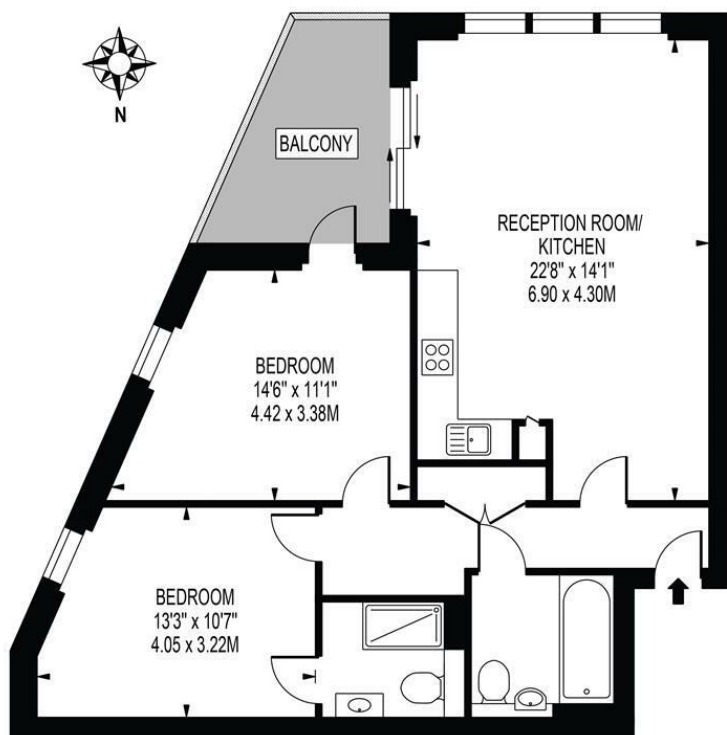
**£625,000 Leasehold**



A superb top floor two double bedroom apartment in Wimbledon with a luxurious modern open-plan living space with floor to ceiling Windows and a private balcony with exceptional views. Offering a high standard of city living and excellent transport links. With over 750 sq.ft, this flat features a high spec fitted kitchen and two modern bathrooms suites along with two double bedrooms. Situated across the road from South Wimbledon Tube Station, Madison Heights is perfectly located for the city commuter and is also just a short walk to Wimbledon Town Centre early viewings are highly recommended.

## MADISON HEIGHTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 758 SQ FT - 70.38 SQ M



- Top Floor Luxury Apartment
- Two Bedrooms
- Open Plan Living
- High Specification Fitted Kitchen
- Two Bathrooms
- Balcony With Fantastic Views
- Leasehold - 993 Years Remaining, Service Charge £1,219.46pa, No Ground Rent
- Close To South Wimbledon Station & Wimbledon Town Centre
- Council Tax Band D
- EPC Rating B

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

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