

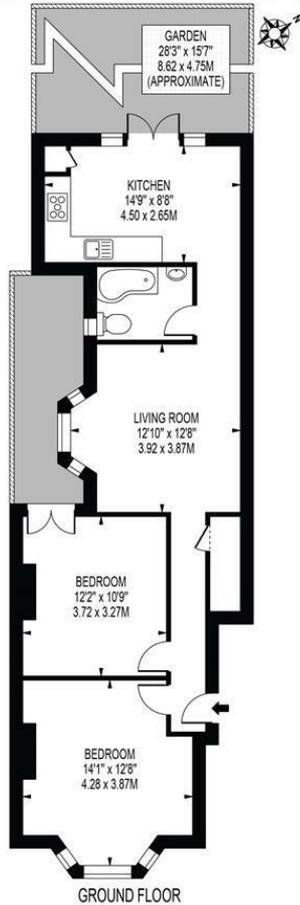
Alexandra Road Wimbledon, SW19 7LB

£625,000 Leasehold - Share of Freehold



An exciting opportunity to become the new owner of a beautifully presented, spacious, two double bedroom, ground floor Victorian conversion flat with share of freehold, private west facing rear garden and courtyard to the side. The property comprises two generous double bedrooms, one with a large bay window and feature fireplace, the other with doors leading to the private south facing courtyard, a spacious living room with a bespoke bay window seat and storage underneath, a three piece bathroom suite and eat-in kitchen with French doors leading to the private rear garden.

ALEXANDRA ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 709 SQ FT - 65.90 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.



- Victorian Conversion Flat
- Two Double Bedrooms
- Private West Facing Garden
- Southerly Aspect Courtyard
- Central Wimbledon Location
- Share Of Freehold
- Underlying Lease With 178 Years Remaining
- Service Charges - Ad/Hoc, Ground Rent £0
- 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 | | 66 | 73 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

