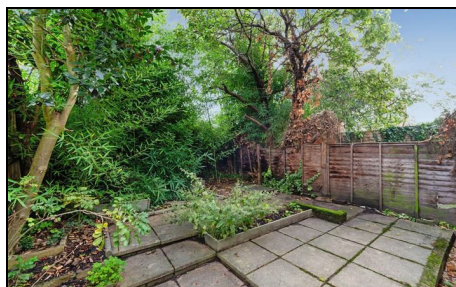


## Palmerston Road Wimbledon, SW19 1PD

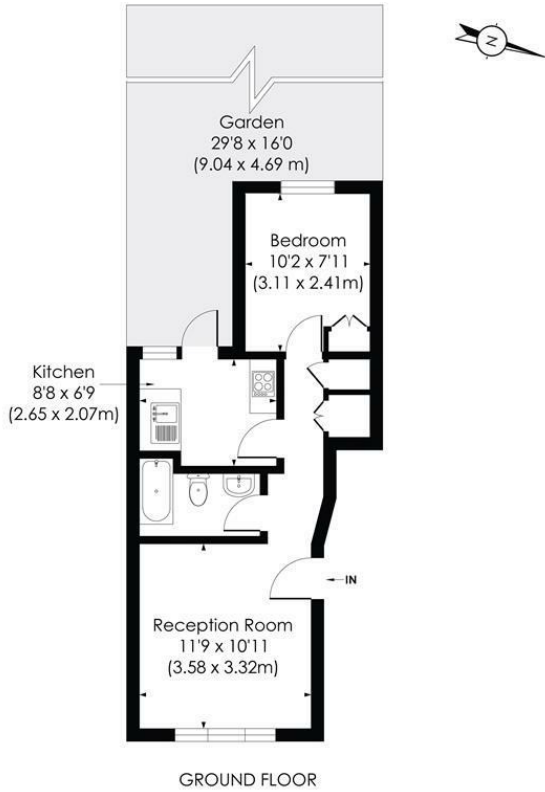
**Offers In Excess Of £395,000 Leasehold - Share of Freehold**



**A wonderful ground floor Victorian garden flat, located in the 'Ministers' area of Wimbledon and being offered to the market with no onward chain. In good condition throughout, the flat boasts a bright and airy reception room with a stylish modern bathroom and modern fitted kitchen, the double bedroom is located at the rear. The property comes with a long lease in excess of 900 years and the potential to purchase the shared freehold separately. Neutrally decorated providing a perfect blank canvass for first time buyers or buy to let investors alike. Located in close proximity to both Wimbledon Mainline and South Wimbledon Northern Line Tube, an early viewing is highly recommended.**

**PALMERSTON ROAD, SW19**

Approx. Gross Internal Floor Area  
**372 Sq. ft/34.58 Sq. m**

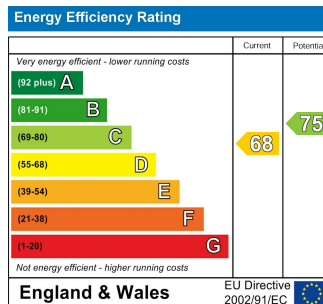


© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118



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 Ground Floor Garden Flat
- One Double Bedroom
- Private Garden
- Modern Bathroom & Bright Reception Room
- Fitted Kitchen with Garden Access
- Potential to Extend (STPP)
- Leasehold - 961 years remaining
- Annual Service Charges - Ad-Hoc, Ground Rent - N/A
- EPC Rating D
- Council Tax Band C



**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**

