

Montague Road Wimbledon, SW19 1SY

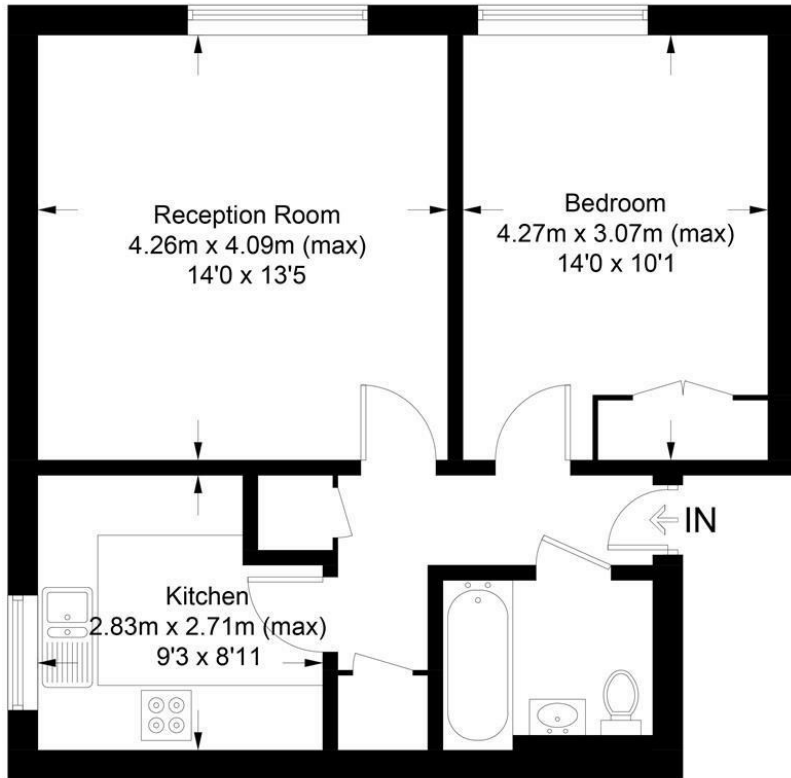
£350,000 Leasehold



A well proportioned one double bedroom purpose built apartment sold with garage and located in a sought after road in The Ministers Area of Wimbledon with the added benefit of no onward chain. This spacious and bright property is conveniently located being equidistant from both South Wimbledon Tube and Wimbledon Station. The property features a separate kitchen, lounge / dining room and bathroom. Offered to the market with the benefit of no onward chain and a long lease.

Montague Road, SW19

Approximate Gross Internal Area = 49 sq m / 527 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- NO ONWARD CHAIN
- One Double Bedroom
- Garage
- Large Lounge
- Ministers Location
- Lease - 949 Years Remaining
- Service Charge - £1100 Per Annum
- Ground Rent - £45 Per Annum
- Current EPC Rating - D
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
		71	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		59	64

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

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