

**Cowper Road
Wimbledon, SW19 1AA**

Asking Price £525,000 Leasehold



A superb two double bedroom ground floor Victorian garden maisonette offered to the market with no onward chain, situated in the ever popular Poets area of Wimbledon close to an array of transport links, parks and well-regarded schools. Boasting its own private entrance, the property comprises two double bedrooms, a well appointed modern bathroom suite and a fantastic open plan kitchen/living area with integrated appliances and bi-fold doors leading to the sunny south-facing private garden. This property is perfect for first time buyers looking to get on the ladder.

COWPER ROAD

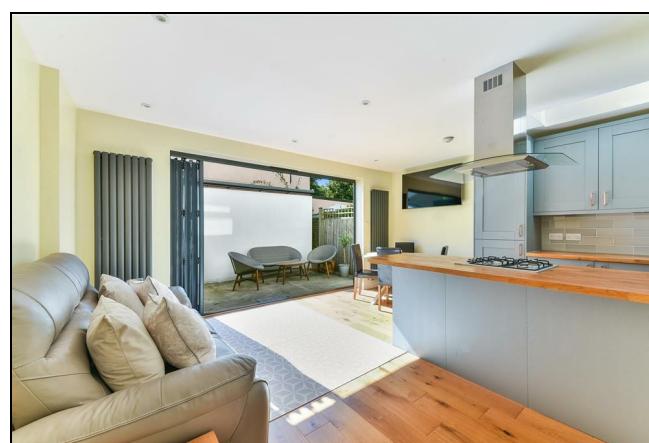
APPROXIMATE GROSS INTERNAL FLOOR AREA: 625 SQ FT - 58.09 SQ M



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.

- Ground Floor Victorian Garden Maisonette
- Two Double Bedrooms
- Private South Facing Garden
- Open Plan Kitchen/Diner
- Sought After 'Poets' Area Of Wimbledon
- No Onward Chain
- Leasehold - To Be Sold With A New Lease Of 175 Years
- Service Charge - Ad Hoc, Ground Rent - Nil
- EPC Rating C
- 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		
EU Directive 2002/91/EC		
England & Wales		

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

