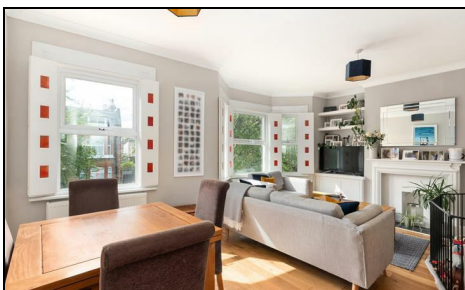


## Wycliffe Road Wimbledon, SW19 1ES

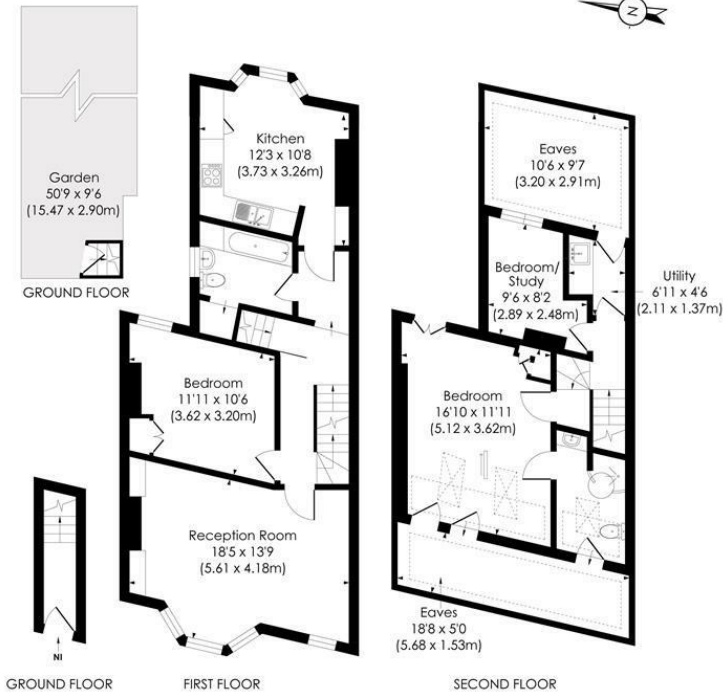
**£799,950 Leasehold - Share of Freehold**



Ellisons are delighted to introduce to the market this fantastic, three bedroom, split-level purpose-built Victorian maisonette with an East-facing garden. Boasting over 1300 sq/ft of living space the property comprises a bright and spacious living room, an eat in kitchen, double bedroom and family bathroom to the first floor, accessed via the properties private entrance. On the second floor you will find a large, dual aspect main bedroom with Juliette balcony, fitted wardrobes and en-suite, a further bedroom, currently used as an office, a utility room and an abundance of eaves storage space. There is also a beautifully landscaped garden boasting uninterrupted views across playing fields to the rear. Located on a quiet residential street within moments of Wimbledon Broadway's numerous cafés, restaurants, and shops, as well as in close proximity to several mainline train, tube and tram stations.

**WYCLIFFE ROAD, SW19**

Approx. Gross Internal Floor Area  
**1302 Sq. ft/120.90 Sq. m (Incl. RHH)**  
**1042 Sq. ft/96.82 Sq. m (Excl. RHH)**



**pixangle**  
PROPERTY MARKETING

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.

- Spacious, Split-Level Victorian Maisonette
- Three Bedrooms, Two Bathrooms
- Garden With Views Overlooking Playing Fields
- Excellent Transport Links
- Highly Sought-After Local Nurseries / Schools
- Share Of Freehold - Underlying Lease Term: 189yrs from 24/06/1988
- Service Charge - Ad Hoc
- Ground Rent - Nil
- EPC Rating - C
- 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	70	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

