Ellisons

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Merton Road
Wimbledon, SW19 1EE

£575,000 Leasehold









A superb example of a larger than average two bedroom, two bathroom period conversion flat with a beautiful west facing private garden, private front entry and allocated off-street parking. Fantastically positioned only 0.2 miles from South Wimbledon Northern Line Tube, and a short walk to Wimbledon Town Centre.

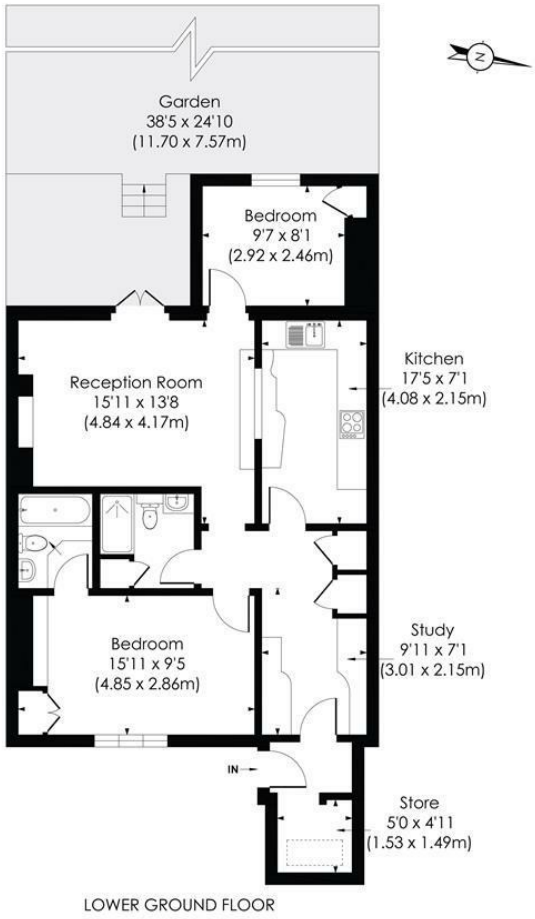
Situated on the lower ground floor of a charming Victorian building, boasting a bright and airy reception leading out onto an idyllic 38' x 24' private garden, a separate kitchen with breakfast bar, study area and copious storage throughout.

Located on the corner of Pelham Road (Ministers) and Merton Road, in close proximity to the numerous transport links, shops, bars, restaurants and amenities that Wimbledon has to offer, this is the perfect first time purchase.

MERTON ROAD, SW19

Approx. Gross Internal Floor Area

792 Sq. ft/73.58 Sq. m



LOWER GROUND FLOOR

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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.



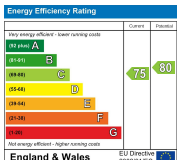












- Spacious Period Conversion Flat
- Two Bedrooms
- Two Bathrooms
- Private West Facing Garden & Private Front Door
- Allocated Off-Street Parking
- Central Location in Wimbledon
- Moments from Northern Line Tube and close to Mainline Station
- Leasehold - 110 Years Remaining
- Annual Service Charges - £3020, Annual Ground Rent - £300
- EPC Rating - C, Merton Council Tax Band - E

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

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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

30 YEARS 1989–2019