# Ellisons

Wimbledon
Sales
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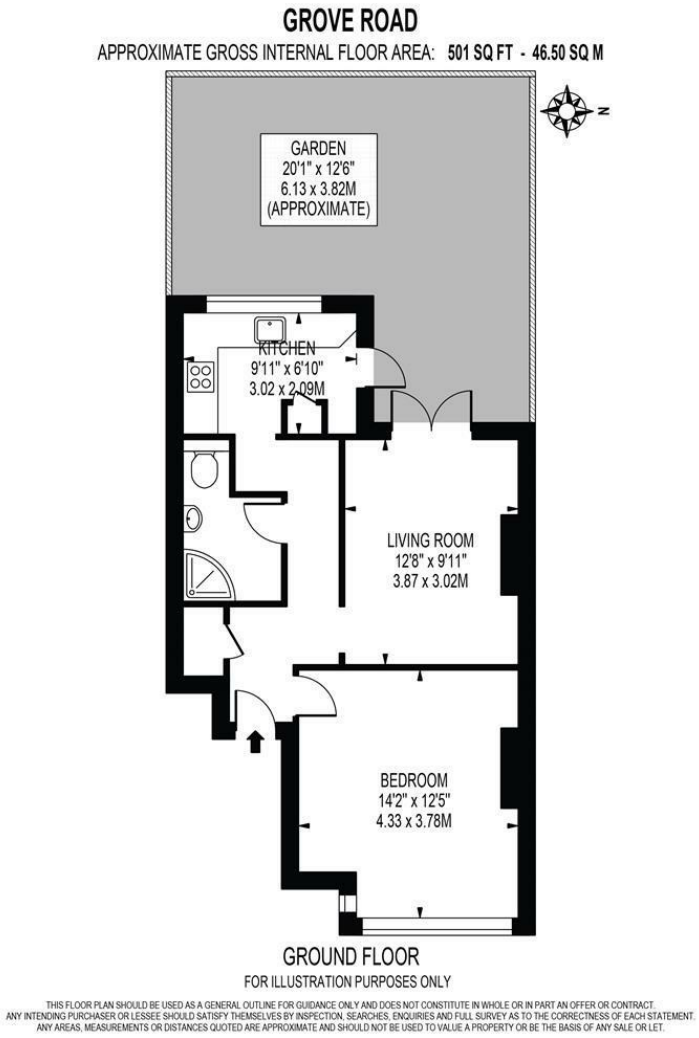
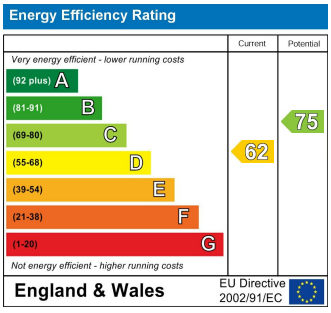
## Grove Road
## Wimbledon, SW19 1BJ

## £370,000 Leasehold

**This spacious and well presented one double bedroom, ground floor garden flat with no onward chain and great potential to extend subject to the usual consents benefits from a long lease (182 years remaining) and low outgoings. The flat would be ideal for a first time buyer or buy to let investor. With well proportioned rooms, a large lounge with doors to the rear walled garden, fitted kitchen, bathroom and a spacious double bedroom and conveniently situated for both Northern Line and Mainline Stations as well as having excellent local amenities nearby.**
**Early Viewing Are Highly Recommended.**



- One Double Bedroom
- Ground Floor Flat
- Private Garden
- Spacious Living Room
- Bathroom
- Fitted Kitchen
- Leasehold - 182 Years Remaining
- Ground Rent - nil / Service Charge - Ad/hoc
- Council Tax Band C
- EPC Rating D




**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