

Wycliffe Road Wimbledon, SW19 1ES

£525,000 Leasehold - Share of Freehold



An exceptional one double bedroom Victorian ground floor maisonette with Share of Freehold, a private garden and entrance, and offered to the market with no onward chain. Enviably located on a quiet, residential tree-lined street in the heart of Wimbledon, in close proximity to both Wimbledon Mainline Station and the Northern Line Tube.

In excellent condition throughout and combining period charm with a contemporary finish, benefitting from a large front reception, one well-proportioned double bedroom (with built-in wardrobes), a modern family bathroom and kitchen/diner at the rear. Doors open out onto a sunny east facing private garden, which backs out onto the scenic Haydons Road Park. The maisonette also boasts superb potential to extend on the ground floor (subject to the usual consents).

This sought after ground floor period garden maisonette is the perfect first time purchase to get onto the property ladder. Viewings are highly recommended.

601 Sq. ft/55.83 Sq. m



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.

- Victorian Ground Floor Maisonette
- Excellent Condition Throughout
- Private Garden
- Private Entrance
- Walking Distance to Mainline and Northern Line
- Potential to Extend - STPP
- No Onward Chain
- Share of Freehold (Underlying Lease of 964 Years Remaining)
- Ad-Hoc Service Charges, No Ground Rent
- EPC Rating - C , Merton Council Tax Band - C

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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.



Energy Efficiency Rating

	Current	Target
High energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	73	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive

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