

## Russell Road Wimbledon, SW19 1QL

**£385,000 Leasehold - Share of Freehold**

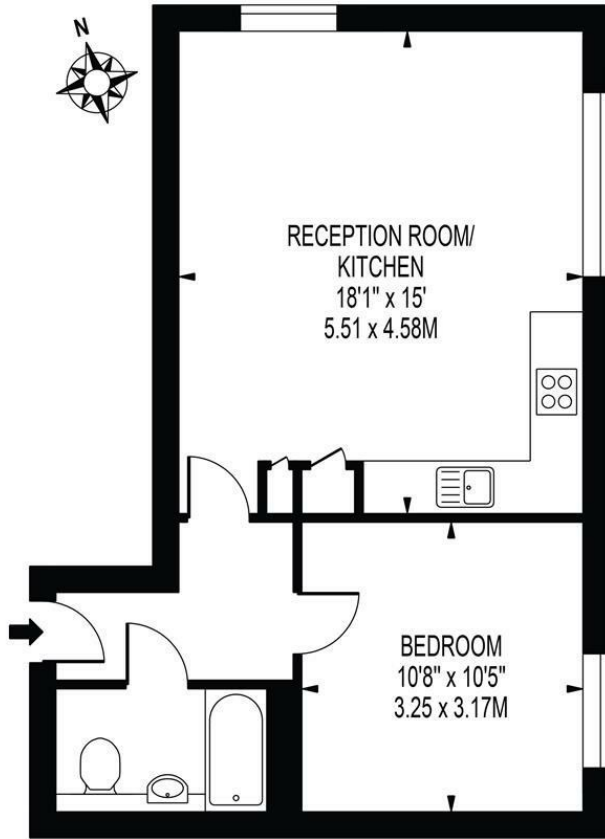


**A well presented first floor one double bedroom modern apartment with share of freehold, located in the heart of Minsters, Wimbledon. This delightful flat boasts an open plan kitchen/reception, one spacious bedroom, a well-maintained bathroom, offering convenience and functionality. Situated in a purpose-built building, this flat provides a secure and modern living space for its residents. Russell Road is a vibrant and sought-after location, offering easy access to a variety of amenities, including shops, restaurants, and fantastic transport links.**



## RUSSELL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 477 SQ FT - 44.31 SQ M



### FIRST FLOOR

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.

- First Floor Modern Apartment
- One Double Bedroom
- Open Plan Living
- In Excellent Condition
- Sought After 'Ministers' Location in Wimbledon
- Walking Distance to both Mainline Train and Northern Line Tube Stations
- Share of Freehold
- Annual Service Charges - £1651.64 / No Ground Rent
- EPC Rating C
- Council Tax Band C



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	80 80
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.

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