# Ellisons

**Wimbledon**
**Sales**
13 Queens Road, Wimbledon
London SW19 8PF
**T** 020 8944 9494
**E** wimbledon@ellisons.uk.com
**www.ellisons.uk.com**

## Bradshaw Close
## Wimbledon, SW19 8NL

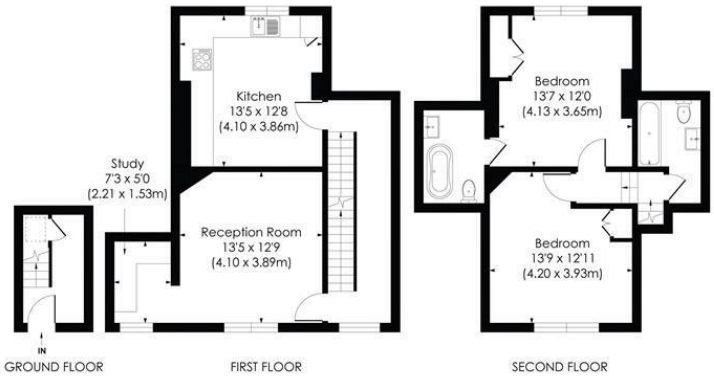
## £650,000 Leasehold

**The Old Stables is a charming, unique maisonette, occupying over 1000 square feet. It is superbly located in the heart of Wimbledon, only 600 metres from Wimbledon mainline and District line station, and is offered with no onward chain. Boasting an eat-in kitchen/breakfast room, large lounge with study/office area, two spacious double bedrooms and two bathrooms, this newly redecorated property is arranged over three floors. It offers its own private entrance onto Queens Road, a parking space and ample storage (including access to the loft space above).**

**BRADSHAW CLOSE, SW19**

Approx. Gross Internal Floor Area

**1020 Sq. ft/94.75 Sq. m**

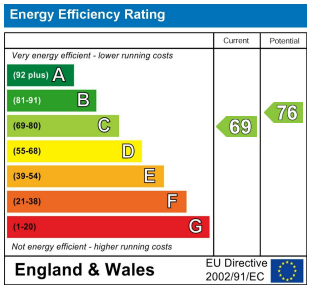



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

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.

- No Onward Chain
- Eat-In Kitchen / Breakfast Room
- Two Spacious Double Bedrooms with Fitted Wardrobes
- Two Bathrooms (One En-Suite)
- Central Location - Only 600 metres to Wimbledon Station
- Long Lease - Over 160 Years Remaining (From 1 Feb 1996 to 31 Jan 2185)
- Ground Rent - Nil
- Service Charge - £89.73 per calendar month
- EPC Rating - C
- Council Tax Band - E




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

arla | propertymark PROTECTED

naea | propertymark PROTECTED

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