

Shelton Road Wimbledon, SW19 3AT

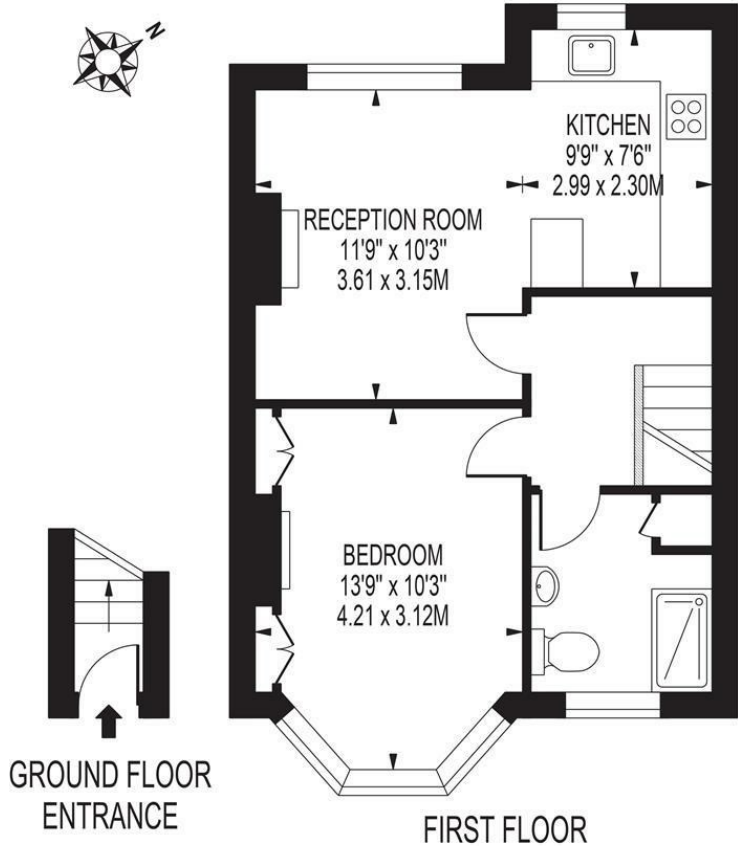
£385,000 Leasehold



A delightful one double bedroom Edwardian first floor maisonette located on a sought after residential road in 'Old Merton Park', and within walking distance to both Wimbledon Northernline tube and Mainline station. This spacious end-terraced property has been refurbished by the current owner and boasts its own front door, and comprising a large bedroom, well equipped kitchen with breakfast bar which opens onto a bright and airy lounge, and modern family bathroom. There is also superb potential to extend into the loft subject to the usual consents. This is an ideal first time purchase or investment for someone looking to put their own stamp on a property.

SHELTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 447 SQ FT - 41.51 SQ M



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.

- Edwardian First Floor Maisonette
- Private Entrance
- In Lovely Condition
- Potential to Extend into Loft Subject to Usual Consents
- Desirable Location in Old Merton Park
- Walking Distance to South Wimbledon Northern Line and Wimbledon Station
- Leasehold - 153 years remaining
- Annual Service Charges - Ad Hoc, Annual Ground Rent - Peppercorn
- EPC Rating C
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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