

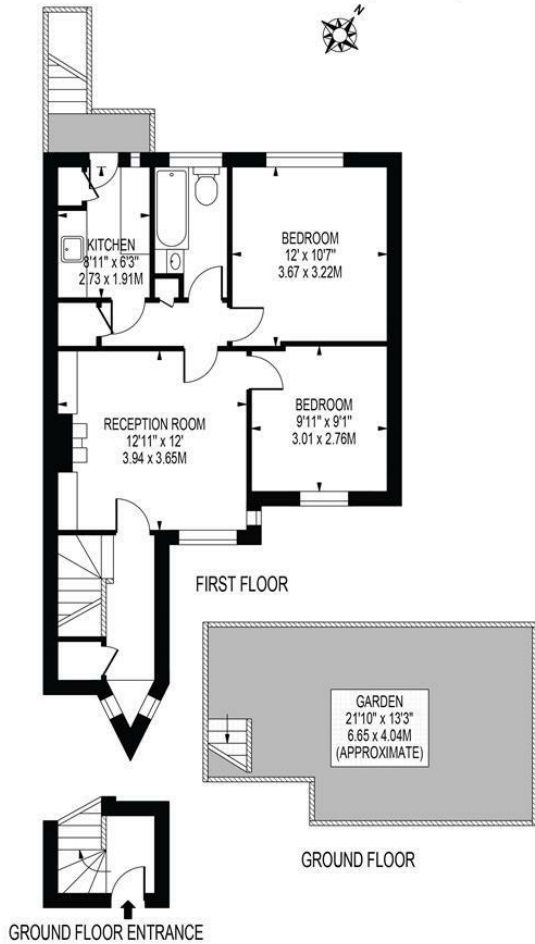
## Westwood Court Wimbledon, SW19 7QJ

£509,950 Leasehold



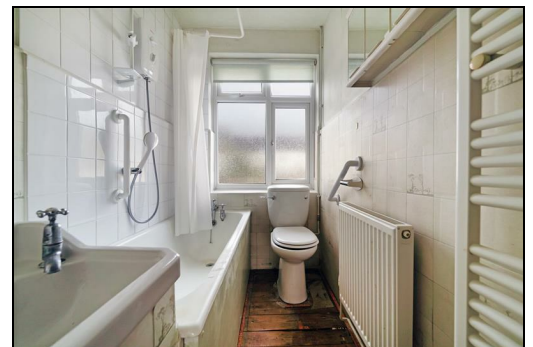
A two bedroom first floor maisonette with private garden sold with no onward chain and a new lease of 150 years from 2024. The property is located within close proximity of Wimbledon High Street, station and numerous amenities as well as Wimbledon Village and the green open spaces of Wimbledon Common. The property requires refurbishment throughout allowing a buyer to put their own stamp on their new home.

**WESTWOOD COURT**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 631 SQ FT - 58.63 SQ M



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.

- No Onward Chain
- Moments From Wimbledon High Street
- Two Bedroom Maisonette
- Private Garden
- Requires Refurbishment
- Leasehold - The Property Will Be Sold With A New 150 Year Lease
- Service Charge - Ad/hoc - £0.00 per annum
- Ground Rent - Nil
- EPC Rating D
- Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(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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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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