

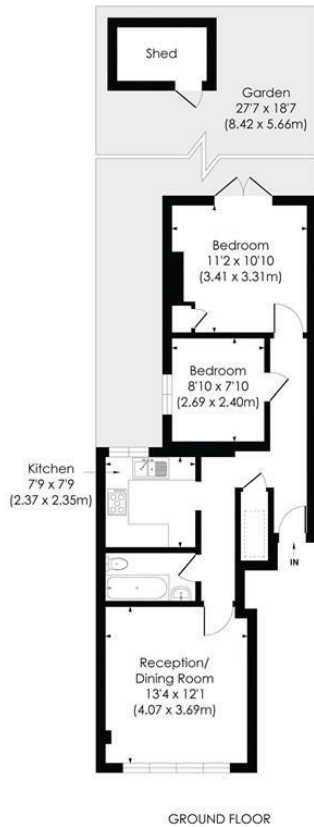
**Milner Road  
Wimbledon, SW19 3AA**

**Offers In Excess Of £500,000 Leasehold - Share of Freehold**



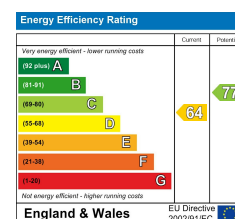
**A light and airy beautifully presented two bedroom Edwardian ground floor flat sold with Share of Freehold and No Onward Chain boasting a wonderful private garden. Situated in the ever popular Old Merton Park area on a quiet residential road the property benefits from excellent transport links at Wimbledon and South Wimbledon stations and close proximity to the high street. Early Viewings Highly Recommended. Viewings Commence Saturday 20th April.**

**MILNER ROAD, SW19**  
 Approx. Gross Internal Floor Area  
**597 Sq. ft/55.5 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.

- Ground Floor Edwardian Garden Flat
- Two Bedrooms
- Well Presented Throughout
- Private Garden
- Old Merton Park Location
- No Onward Chain
- Share of Freehold
- Annual Service Charges & Ground Rent - Nil (Maintenance Charges for Building - Ad-Hoc)
- EPC Rating D
- 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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

