

Montague Road Wimbledon, SW19 1SY

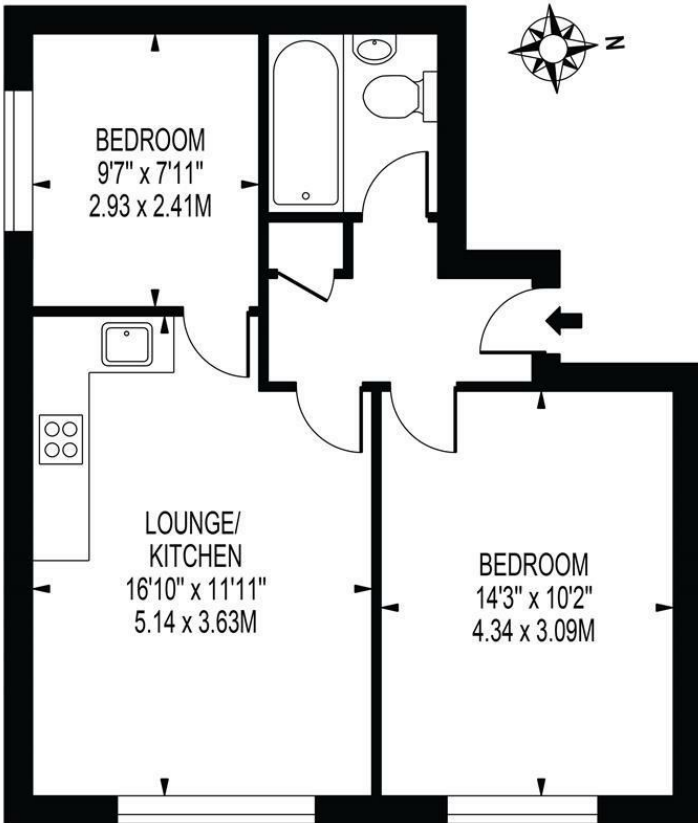
£450,000 Leasehold - Share of Freehold



A fantastic share of freehold, two-bedroom newly refurbished flat with garage located in the heart of the Ministers Area of Wimbledon. Benefitting from being extremely close to numerous restaurants, cafes and amenities whilst being positioned on a quiet tree lined road this flat offers a modern and stylish living space, ideal for those looking for a move-in ready home. Situated within close proximity of Wimbledon High Street and Station as well as South Wimbledon Tube station the property would make an ideal first time purchase for someone looking for a "turn-key" property.

MONTAGUE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 504 SQ FT - 46.78 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.



- Minister's Area
- Two Bedroom Refurbished Flat
- Open Plan Kitchen/Dining Room
- Private Garage
- Excellent Transport Links
- Share of Freehold - Underlying Lease 999 Years From 2011
- Service Charge: £1229.00 per annum
- Ground Rent: £200.00 per annum
- EPC Rating TBC
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	88
(69-80)	C		
(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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