

Glendale Drive Wimbledon, SW19 7BG

£750,000 Leasehold - Share of Freehold

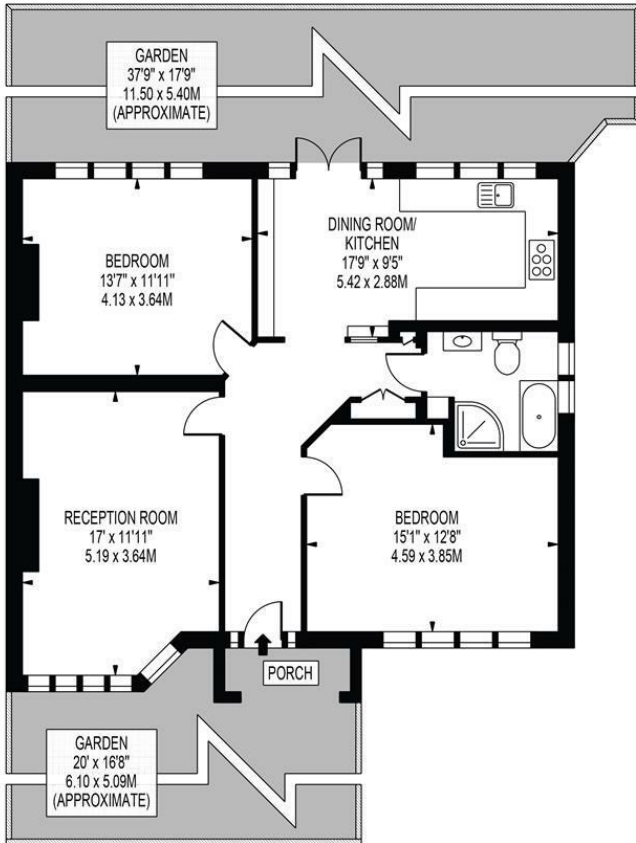


VIEWINGS COMMENCE FROM SATURDAY 2nd DECEMBER

Finished to a wonderful specification throughout this spacious, two double bedroom, ground floor purpose-built maisonette with a South-Westerly facing garden is superbly located on this quiet sought after road close to Wimbledon town centre and mainline station. A well proportioned property boasting a private entrance that opens into a large entrance hall with rooms leading off. The sunny kitchen/breakfast room has doors that lead out to a fabulous private garden with patio area and side access with ample storage. As well as share of freehold there is the added benefit of no onward chain.

GLENDALE DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 897 SQ FT - 83.34 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.

- Purpose-Built Maisonette
- Two Double Bedrooms
- Kitchen / Breakfast Room
- Wonderful Family Bathroom
- Fantastic Sense Of Space Throughout
- Large Private South-Westerly Facing Garden
- Side Access With Ample Storage
- Share Of Freehold (No Ground Rent & No Annual Service Charge)
- EPC Rating D
- Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C	66	
(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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