

# Cecil Road Wimbledon, SW19 1JP

**£415,000 Leasehold**

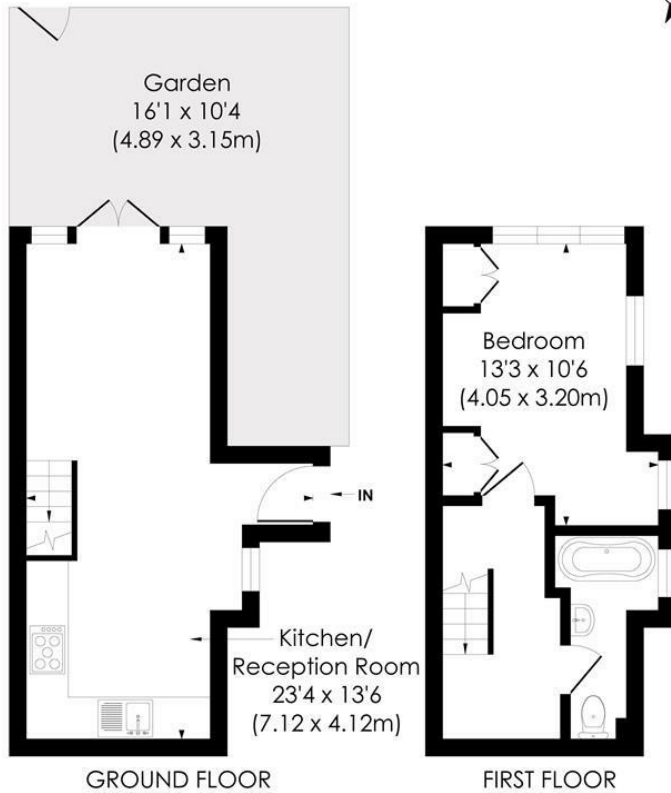


A split-level maisonette offered to the market with no onward chain, a private garden and off-street parking. Located in the 'Ministers' area of SW19, moments from South Wimbledon Northern Line Tube and a short walk to Wimbledon Town Centre with its excellent local amenities, shops, transport links and bars and restaurants.

Boasting a private entrance, comprising an open-plan kitchen/reception on the ground floor leading out onto a private garden, and a double bedroom alongside a family bathroom upstairs. Offering a healthy lease, low maintenance charges and the rarity of both parking and a garden, this is a brilliant purchase for a first time buyer or buy to let investor.

**CECIL ROAD, SW19**

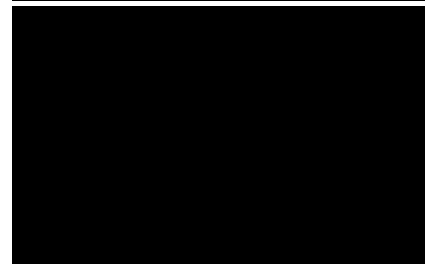
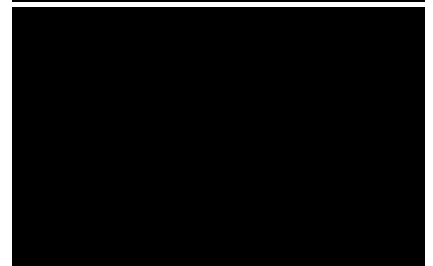
Approx. Gross Internal Floor Area  
**436 Sq. ft/40.51 Sq. m**



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.

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- Split-Level Garden Maisonette
- One Double Bedroom
- Open Plan Living with Abundance of Natural Light
- Private Garden & Off Street Parking
- Located next to Northern Line Tube
- No Onward Chain
- Leasehold - 151 Years Remaining
- Service Charges - Nil (Ad-Hoc), Ground Rent - £250 per annum
- EPC Rating - D
- Merton Council Tax Band - C



| Energy Efficiency Rating                    |     | Current | Potential |
|---|-----|---------|-----------|
| Energy efficiency (lower is better)         | A   |         |           |
| Energy consumption (kWh per year)           | 33  | 60      | 75        |
| CO <sub>2</sub> emissions (tonnes per year) | 2.1 | 3.1     | 3.6       |
| Water consumption (litres per day)          | 12  | 12      | 12        |
| Overall Energy Efficiency Rating            | D   | C       | C         |

Energy efficiency (lower is better) kWh per year

CO<sub>2</sub> emissions (tonnes per year)

Water consumption (litres per day)

Overall Energy Efficiency Rating

England & Wales

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