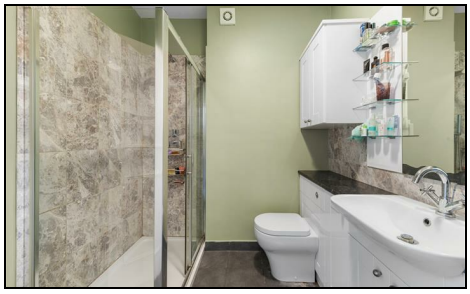
# Ellisons

Wimbledon
Sales
13 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 9494
E wimbledon@ellisons.uk.com
www.ellisons.uk.com

## Merton Road
## Wimbledon, SW19 1EE

## £335,000 Leasehold

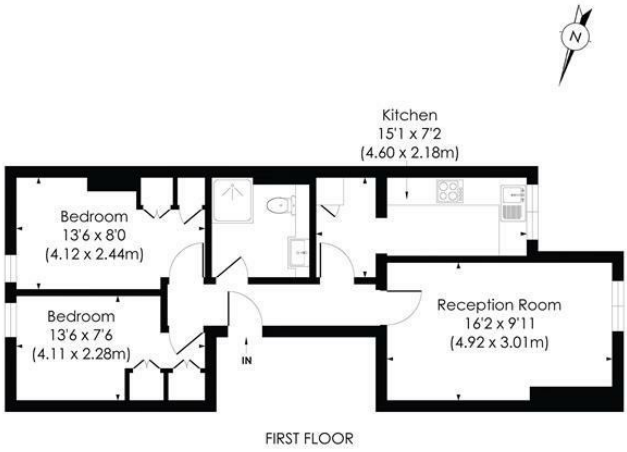


**At nearly 600 sq ft in size, a larger than average two bedroom first floor flat offered with no onward chain, superbly located only moments from Wimbledon High Street and the Northern Line. Comprising a separate reception and kitchen/diner as well as a modern family bathroom, this bright and airy property is a short walk to South Wimbledon and Mainline stations as well as the local amenities, shops and restaurants. A suitable first time purchase or investment.**

**MERTON ROAD, SW19**

Approx. Gross Internal Floor Area

**584 Sq. ft/54.32 Sq. m**

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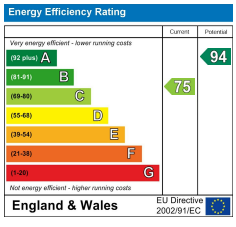
This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Two Bedroom Conversion Flat
- First Floor
- In Excess of 550 sq ft
- Central Wimbledon Location
- Fantastic Commuter Links
- No Onward Chain
- Leasehold - 99 years from 17th July 2015
- Annual Service Charges - £700, Annual Ground Rent - £250
- EPC Rating C
- Council Tax Band B

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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**

30 YEARS 1989-2019