Ellisons

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

Latimer Road
Wimbledon, SW19 1EW

£575,000 Freehold









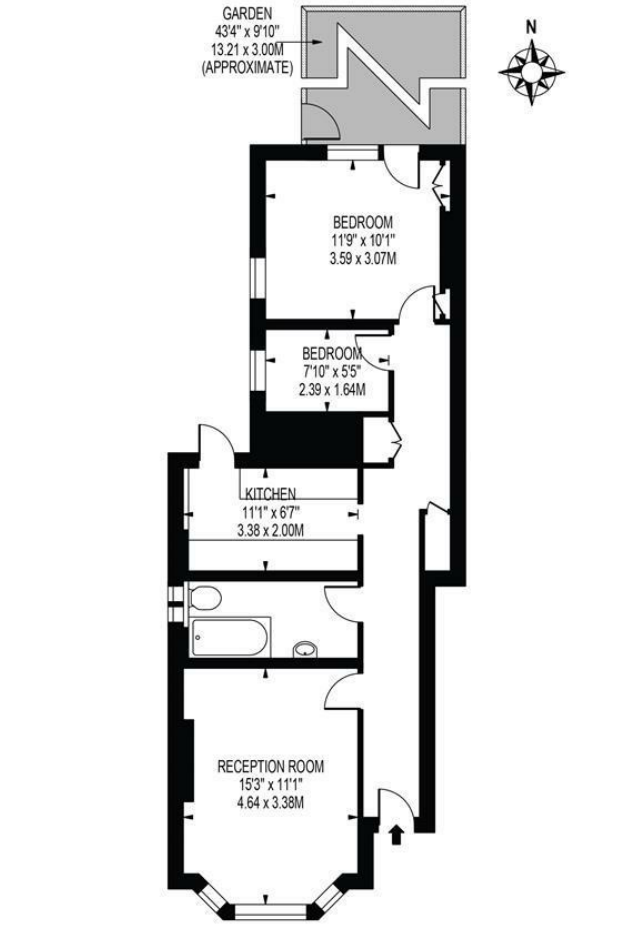
A well-presented two bedroom Victorian ground floor maisonette offering an abundance of period character, a private garden and sold with the full freehold ownership. Brilliantly located on a quiet, residential tree-lined street in the heart of Wimbledon, in close proximity to both Wimbledon Mainline Station, Northern Line Tube and Wimbledon Broadway.

With its own private entrance, this charming property comprises a bright and airy reception with high ceilings and feature fireplace, a well-appointed kitchen with integrated appliances, a spacious double bedroom, a versatile second bedroom (ideal as a home office or nursery), and a family bathroom.

This ground floor period garden maisonette is located just moments from the excellent shopping, dining and transport facilities of Wimbledon Broadway and Town Centre, and a short walk to idyllic recreation grounds and desirable schools, the property also comes with the full freehold ownership and a healthy lease, making this a superb first time purchase.

LATIMER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **637 SQ FT - 59.14 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

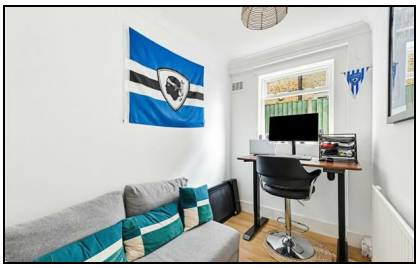
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



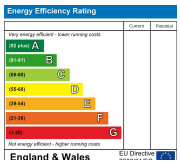












- Ground Floor Victorian Maisonette
- In Lovely Condition
- Two Bedrooms
- Private Garden
- Private Entrance
- Moments From Wimbledon Broadway
- Excellent Transport Links
- Freehold - Underlying Lease of 996 Years
- Ad-Hoc Service Charges, No Ground Rent
- EPC Rating - D, Merton Council Tax Band - C

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494

arla | propertymark PROTECTED

naea | propertymark PROTECTED

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