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**Wimbledon
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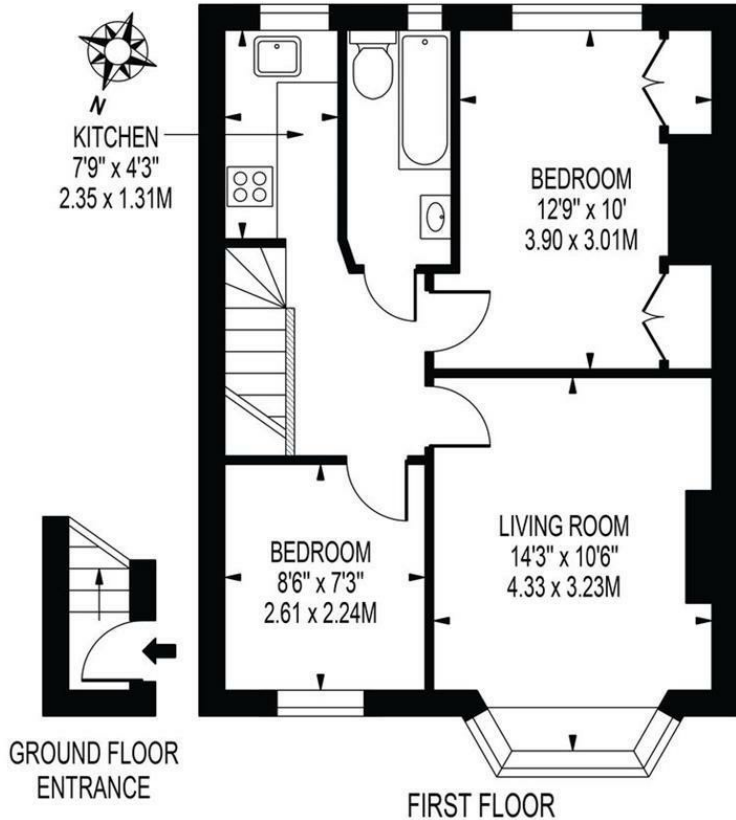
£350,000 Leasehold

Offered to the market with no onward chain is this two bedroom first floor period conversion flat in Wimbledon. Conveniently situated in the 'Haydons' area of SW19, equidistant to both South Wimbledon and Colliers Wood Northern Line Tube Stations close by and a short walk to Wimbledon Town Centre boasting numerous shops, bars and amenities.

Comprising a spacious reception, one well-appointed double bedroom with built-in storage, a second bedroom and separate kitchen and bathroom. There is additional storage in the loft space above. In need of modernisation, this is a superb first time purchase or investment.

GROVE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 485 SQ FT - 45.05 SQ M

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KITCHEN
7'9" x 4'3"
2.35 x 1.31M

BEDROOM
12'9" x 10'
3.90 x 3.01M

BEDROOM
8'6" x 7'3"
2.61 x 2.24M

LIVING ROOM
14'3" x 10'6"
4.33 x 3.23M

GROUND FLOOR ENTRANCE

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.

- First Floor Conversion Flat
- Two Bedrooms
- One Bathroom
- Spacious Reception
- Close to Numerous Transport Links
- No Onward Chain
- Leasehold - 74 Years Remaining
- Annual Service Charges - Ad-Hoc, Annual Ground Rent - £150
- EPC Rating - D
- Merton Council Tax Band - C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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

Celebrating 30 years of successful Sales and Lettings in Merton

30 YEARS
1989~2019