

Peacock Court Wimbledon, SW19 8SX

£385,000 Leasehold - Share of Freehold

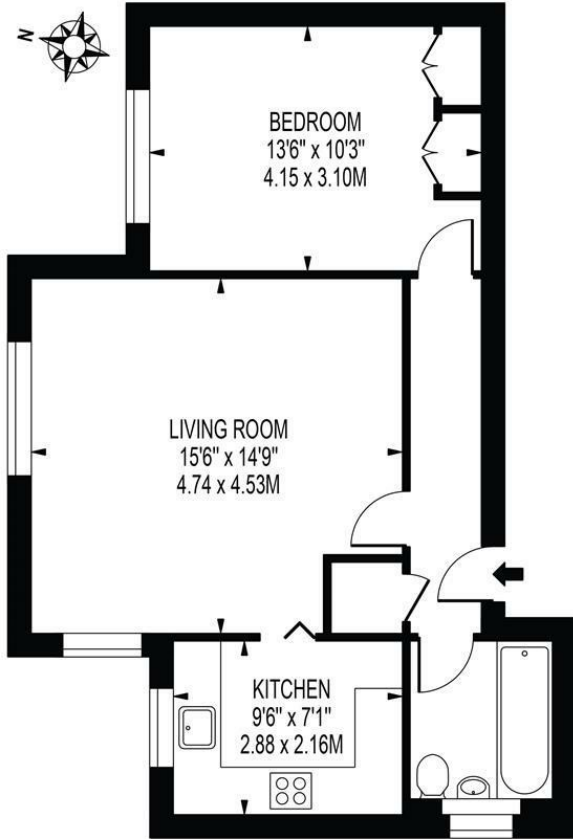


A bright and spacious one double bedroom top floor flat with allocated parking and sold with a share of freehold and no onward chain. Located on a popular road in the South Park Gardens area of Wimbledon within close proximity of Wimbledon Broadway with its numerous restaurants, cafe's, shops as well as being equidistant to Wimbledon Station and South Wimbledon Tube station.

Early Viewings Are Highly Recommended.

PEACOCK COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 537 SQ FT - 49.86 SQ M



SECOND 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.



- South Park Gardens
- One Double Bedroom
- Top Floor Flat
- Allocated Off Street Parking Bay
- No Onward Chain
- Share Of Freehold - Underlying Lease - 997 years remaining
- Service Charge for the period of 2024-2025 - £1,944
- Ground Rent - Nil
- EPC Rating C
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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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