

## Wycliffe Road Wimbledon, SW19 1ES

£785,000 Leasehold



**VIEWINGS COMMENCE ON FRIDAY 24th JANUARY 2025**

An exceptionally well-presented three bedroom split-level Victorian maisonette with direct access to a private rear garden, boasting uninterrupted views across playing fields to the rear. Located on a quiet residential street within moments of Wimbledon Broadway's numerous cafés, restaurants, and shops, as well as in close proximity to several mainline train, tube and tram stations. This "must-see" end-of-terrace property benefits from an abundance of space and natural light, with an inviting lounge (and feature log burner), eat-in kitchen, three bedrooms and two bathrooms, spread across 1095 sq ft.

## Wycliffe Road, SW19

Approximate Gross Internal Area = 101.7 sq m / 1095 sq ft  
(Including Eaves Storage)



This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Spacious, Split-Level Victorian maisonette
- Three Bedrooms, Two Bathrooms, Private Garden
- Highly Sought After Local Schools
- Views Overlooking Playing Fields
- Excellent Transport Links
- Lease - 117 Years remain from September 2024
- Service Charge - Ad/hoc - 50/50 Split
- Ground Rent - £100.00 per annum.
- Current EPC Rating - C
- Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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