Ellisons

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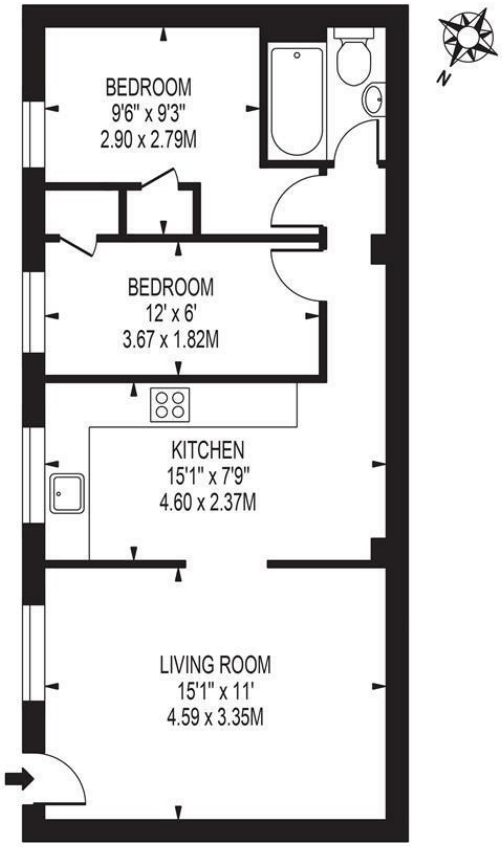
# Old Stables Yard
# Wimbledon, SW19 8TA

## £400,000 Leasehold - Share of Freehold

**A delightful two bedroom apartment in a quiet secluded location just off South Park Road. This property briefly comprises a kitchen/lounge area, two bedrooms and a family bathroom. Notable benefits include residents parking, large reception room, front garden and being Share of freehold. Located in the ever-popular South Park Gardens area and within walking distance of Wimbledon train station, this property is ideal for someone looking for easy transport links and the amenities of Wimbledon town centre. Internal viewings highly recommended.**

# OLD STABLES YARD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **530 SQ FT - 49.22 SQ M**

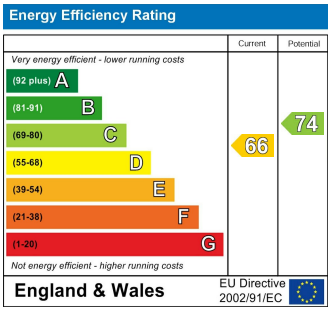



GROUND FLOOR

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.

- Two Bedroom Apartment
- Spacious Reception Room
- Kitchen/Diner
- Quiet Off-Street Location
- Allocated Parking
- Share Of Freehold
- Family Bathroom
- Service Charge - £1,200pa, No Ground Rent
- Council Tax Band C
- EPC Rating D

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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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