

## Quicks Road Wimbledon, SW19 1EX

£450,000 Leasehold

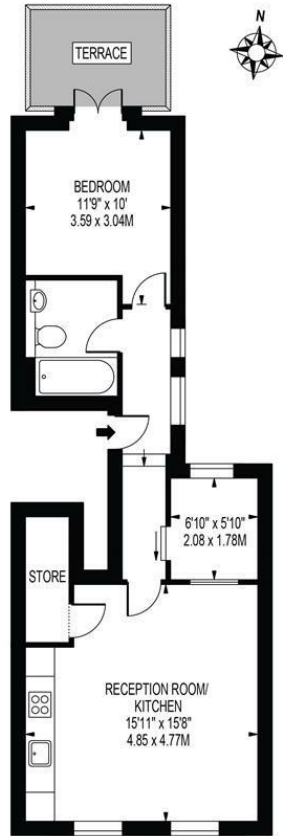


A stunning spacious one double bedroom first floor flat with open plan kitchen/dining room/lounge wonderful home office and private terrace nestled between the favourable Battles and South Park Gardens Area's of Wimbledon. Boasting a high-end finish throughout with Arezzo brushed brass bathroom fittings, Corston Antique Brass lighting and antique brass finished ironmongery, sockets and switches throughout. The stylish kitchen is fully fitted with a Bosch oven and hob, slimline dishwasher and integrated washer/dryers, complemented by engineered oak flooring throughout. Offered with no onward chain and the additional benefit of a 10 year New Build "Buildzone" structural warranty providing peace of mind for a new owner.

## QUICKS ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 530 SQ FT - 49.22 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

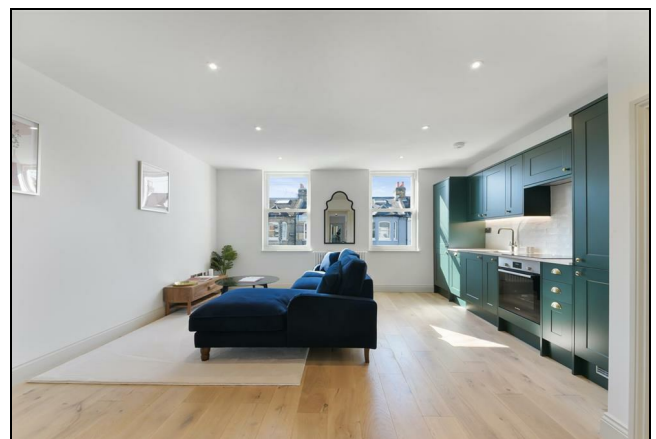
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 25 SQ FT - 2.34 SQ M



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.



- New Build - No Onward Chain
- Superb High End Finish
- One Double Bedroom
- Fabulous Work From Home Study
- Stunning Bathroom Room
- Private Roof Terrace
- Integrated Kitchen
- EPC Rating C
- New 125 Year Lease
- Council Tax Band - Classification Pending

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	78	78
(69-80)	C		
(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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