

**Alexandra Road
Wimbledon, SW19 7JY**

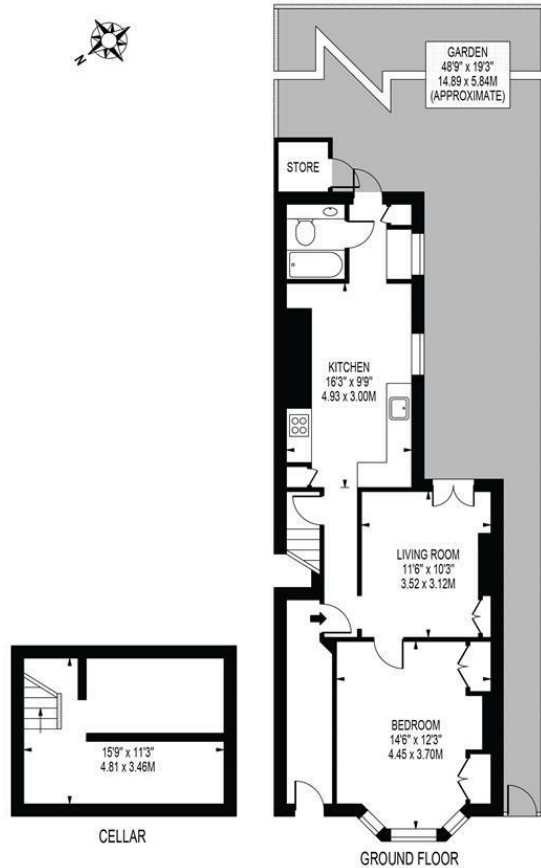
Offers In Excess Of £550,000 Leasehold



A charming one double bedroom garden flat located on Alexandra Road in the heart of Wimbledon and benefitting from off street parking for two cars. This delightful property boasts a modern finish throughout, with a spacious kitchen/dining room, a cozy lounge with doors opening to the rear garden, impressive double bedroom with wonderful character features and a basement offering extra space for storage or could be transformed into a home office / hobby area to suit your needs. With local amenities, green spaces, and excellent transport links nearby, this property presents a fantastic opportunity for a first time purchase or for someone looking to extend a property to meet their own requirements (STPP).

ALEXANDRA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 728 SQ FT - 67.60 SQ M
(EXCLUDING STORE)



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.

- One Double Bedroom Flat
- Private Garden
- Off Street Parking for Two Cars
- Lovely Finish Throughout
- Centrally Located Only Moments From Transport Links
- Leasehold - approx. 121 years remaining
- Service Charge - Ad/hoc
- Ground Rent - £150 per annum
- 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

