

# Flat 4, 8 Montague Road Wimbledon, SW19 1SY

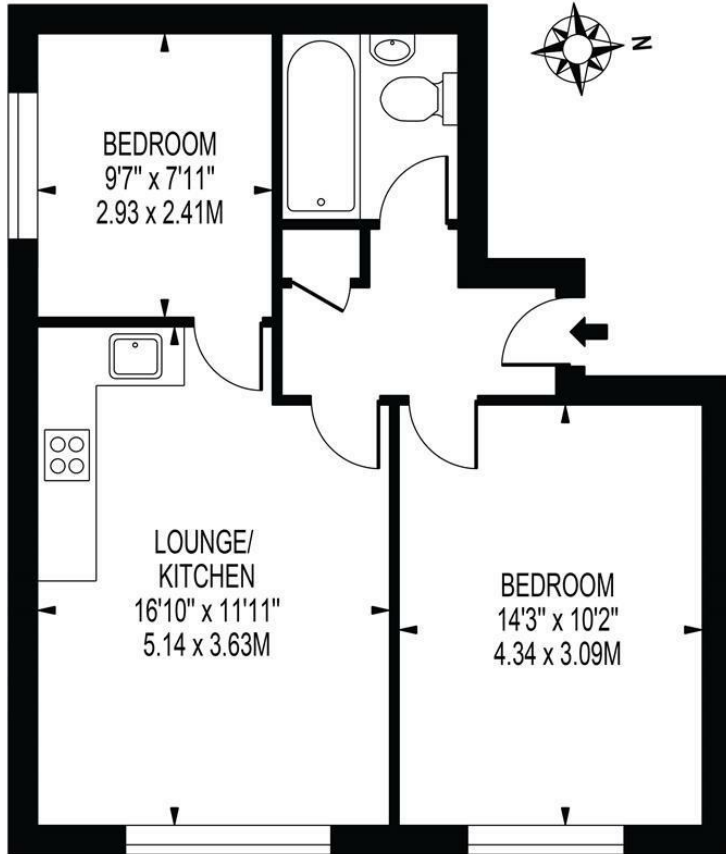
£425,000 Leasehold



**A fantastic newly refurbished, two-bedroom leasehold flat with garage located in the heart of the Ministers Area of Wimbledon. Benefitting from a new kitchen, carpets and re-decoration throughout as well as being situated extremely close to numerous restaurants, cafes and amenities whilst being positioned on a quiet tree lined road this flat offers a modern and stylish living space, ideal for those looking for a move-in ready home. Situated within close proximity of Wimbledon High Street and Station as well as South Wimbledon Tube station the property would make an ideal first time purchase for someone looking for a "turn-key" property.**

## MONTAGUE ROAD

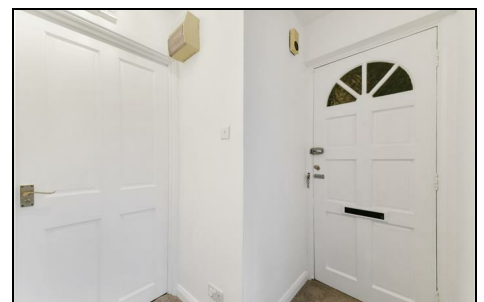
APPROXIMATE GROSS INTERNAL FLOOR AREA: 504 SQ FT - 46.78 SQ M



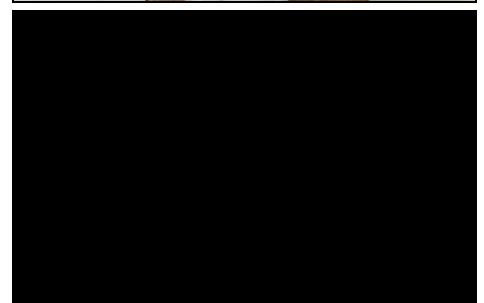
### FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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- Minister's Area
- Two Bedroom Refurbished Flat
- Open Plan Kitchen/Dining Room
- Private Garage
- Excellent Transport Links
- Leasehold 999 Years From 2011
- Service Charge: £1229.00 per annum
- Ground Rent: £200.00 per annum
- EPC Rating C
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	78	80
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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