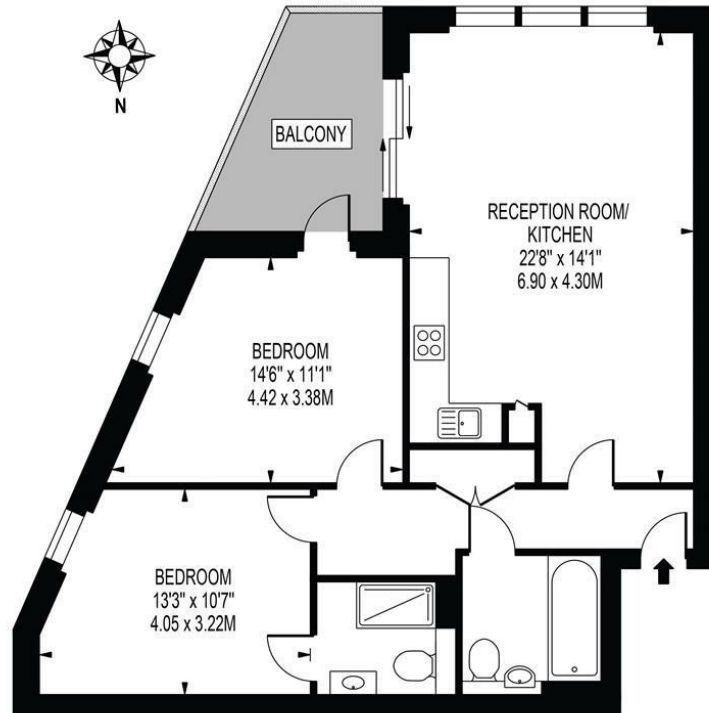


MADISON HEIGHTS
APPROXIMATE GROSS INTERNAL FLOOR AREA: 758 SQ FT - 70.38 SQ M



FIFTH 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.

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£625,000: Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		81	81
(81-91) B			
(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	

A superb top floor two double bedroom apartment in Wimbledon with a luxurious modern open-plan living space with floor to ceiling Windows and a private balcony with exceptional views. Offering a high standard of city living and excellent transport links. With over 750 sq.ft, this flat features a high spec fitted kitchen and two modern bathrooms suites along with two double bedrooms. Situated across the road from South Wimbledon Tube Station, Madison Heights is perfectly located for the city commuter and is also just a short walk to Wimbledon Town Centre early viewings are highly recommended.



SPECIFICATION:

- Top Floor Luxury Apartment
- Two Bedrooms
- Open Plan Living
- High Specification Fitted Kitchen
- Two Bathrooms
- Balcony With Fantastic Views
- Leasehold - 993 Years Remaining, Service Charge £1,219.46pa, No Ground Rent
- Close To South Wimbledon Station & Wimbledon Town Centre
- Council Tax Band D
- EPC Rating B

