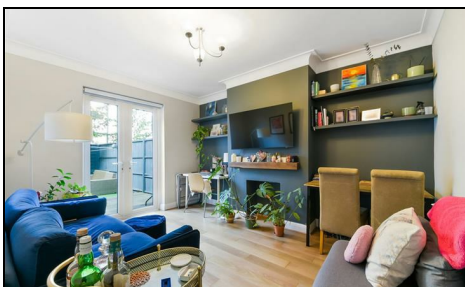


## Grove Road Wimbledon, SW19 1BJ

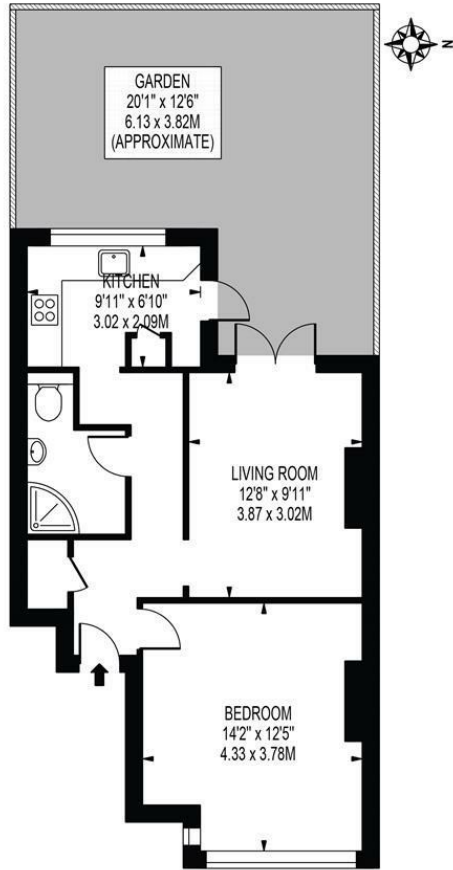
**£370,000 Leasehold**



**This spacious and well presented one double bedroom, ground floor garden flat with no onward chain and great potential to extend subject to the usual consents benefits from a long lease (182 years remaining) and low outgoings. The flat would be ideal for a first time buyer or buy to let investor. With well proportioned rooms, a large lounge with doors to the rear walled garden, fitted kitchen, bathroom and a spacious double bedroom and conveniently situated for both Northern Line and Mainline Stations as well as having excellent local amenities nearby.**

**Early Viewing Are Highly Recommended.**

**GROVE ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 501 SQ FT - 46.50 SQ M



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 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
- Ground Floor Flat
- Private Garden
- Spacious Living Room
- Bathroom
- Fitted Kitchen
- Leasehold - 182 Years Remaining
- Ground Rent - nil / Service Charge - Ad/hoc
- Council Tax Band C
- EPC Rating D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

