

Cromwell Road Wimbledon, SW19 8LZ

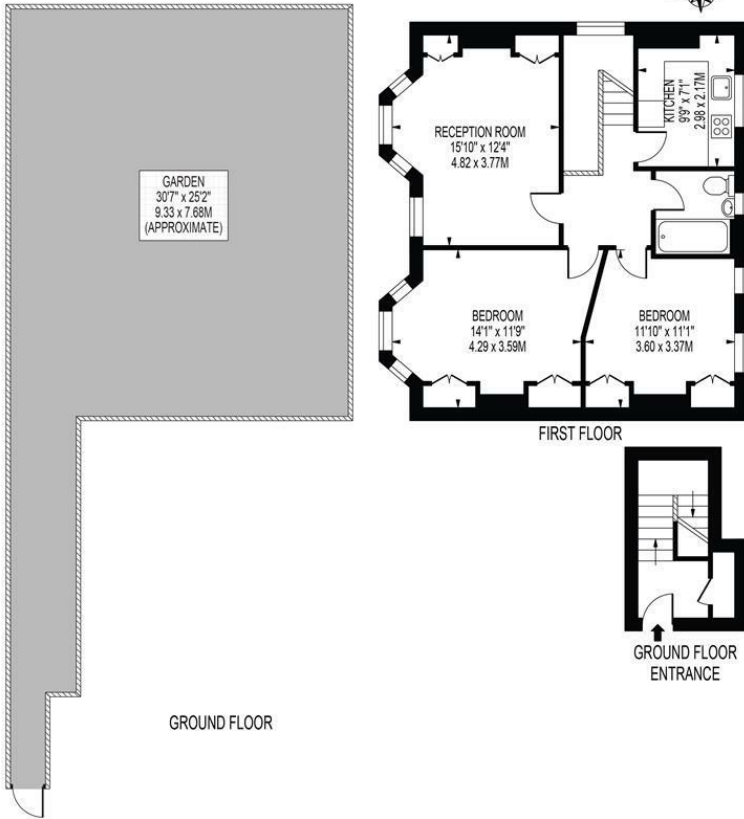
£550,000 Leasehold



An attractive and rarely available two double bedroom Victorian garden flat, offered to the market with no onward chain and located on a sought after residential road close to Wimbledon town centre and excellent schools. Set on the first floor of this double fronted Victorian conversion with its own private entrance and with an abundance of natural light throughout, this spacious flat boasts a large reception, two double bedrooms, separate kitchen and bathroom. There is the added bonus of a private south facing garden with side access and period features including bay windows. Within easy reach of both Thameslink and Mainline/Underground stations and a lease of 170 years, properties of this style are in high demand so an early viewing is highly recommended.

CROMWELL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 747 SQ FT - 69.39 SQ M



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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.

- Victorian Garden Flat
- Two Double Bedrooms
- Well Presented Throughout
- Private South Facing Garden and Separate Entrance
- Close Proximity to Multiple Transport Links
- No Onward Chain
- Leasehold - 170 Years Remaining
- Ground Rent - Peppercorn, Service Charges - Ad-Hoc
- EPC Rating D
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(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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