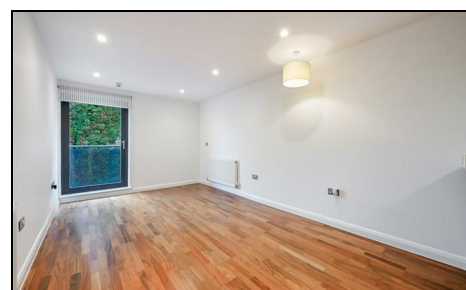


# Flat 2, 2 Stanley Road Wimbledon, SW19 8RL

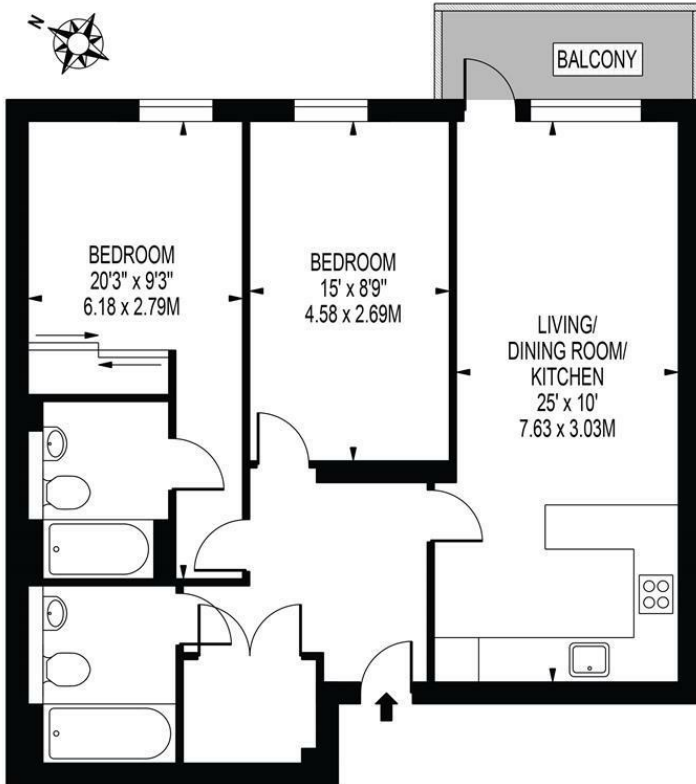
£525,000 Leasehold



**A well presented two double bedroom modern apartment located in the heart of Wimbledon Town Centre. Sold with no onward chain this bright and spacious property boasts an open plan kitchen/reception room, two spacious double bedrooms, en suite to the principal bedroom, an additional well-maintained bathroom and boasting a private balcony as well as the added benefit of secure off street parking. Situated in a purpose-built building with lift access, this flat provides a secure and modern living space for its residents. A vibrant and sought-after location, offering easy access to a variety of amenities, including shops, restaurants, and fantastic transport links.**

## STANLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 761 SQ FT - 70.73 SQ M



### SECOND 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.



- Purpose Built Modern Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living Room
- Private Balcony
- Secure Allocated Off Street Parking
- Leasehold: Approx 109 Years Remaining
- Service Charge: £3656 per annum (Includes Building Insurance)
- Ground Rent: £350 per annum (Reviewed every 25 years)
- Current EPC Rating - B
- Council Tax Band - E

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

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