

## Merton Road Wimbledon, SW19 1EE

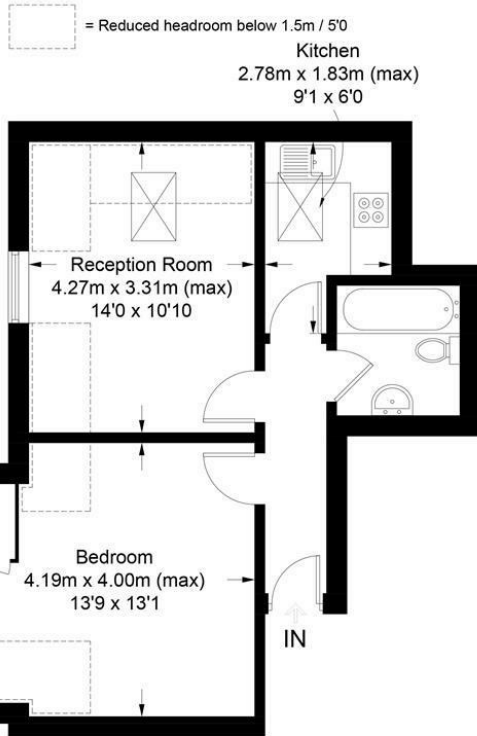
**Offers In Excess Of £280,000 Leasehold**



**A one double bedroom, top floor flat with parking and no onward chain located in this well maintained block close to the Northern Line. Benefitting from a bright lounge, separate kitchen and a family bathroom. This is an ideal investment opportunity or first time purchase.**

## Sycamore House, SW19

Approximate Gross Internal Area = 43.5 sq m / 468 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
 The Gross Internal Area includes outbuildings shown on the plan.  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- One Double Bedroom
- Top Floor
- Bright and Airy
- Close to the Northern Line
- Off-Street Parking
- No Onward Chain
- Well Maintained Block
- EPC rating C
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(12-20) F			
(1-11) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		81	83
England & Wales		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.

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