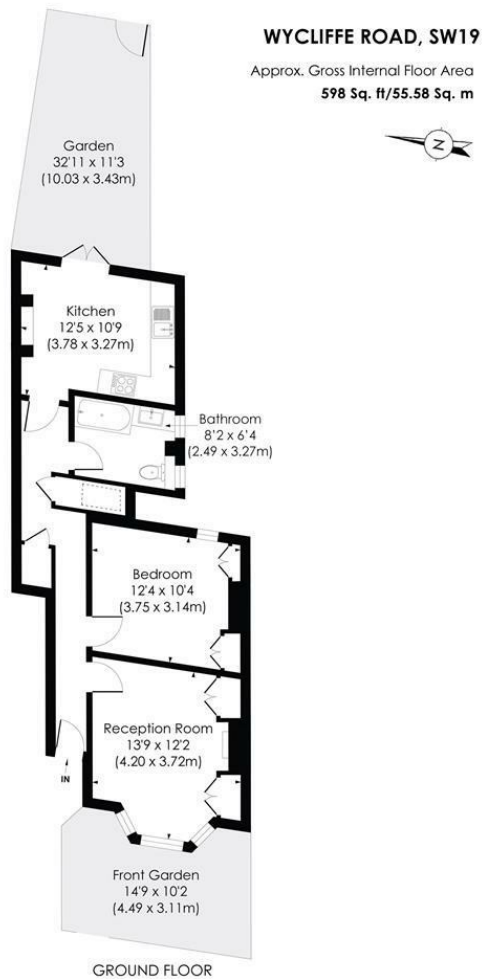


## Wycliffe Road Wimbledon, SW19 1ES

£495,000 Leasehold - Share of Freehold



A stunning one double bedroom Victorian ground floor maisonette with share of freehold, private garden and no onward chain, conveniently located between Wimbledon mainline station and the Northern Line. Immaculately presented throughout, the property benefits from well proportioned rooms including a large front reception room, double bedroom, modern family bathroom and kitchen with doors opening out onto a sunny garden. The maisonette also boasts the fantastic potential to extend at the rear subject to the usual consents. With an abundance of period features and a private entrance, this is a superb first time purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Victorian Ground Floor Maisonette
- Private Entrance & Garden
- Excellent Condition Throughout
- Walking Distance to Mainline and Northern Line
- Potential to Extend - STPP
- No Onward Chain
- Share of Freehold
- Underlying Lease Years Remaining - 968
- EPC Rating D
- Council Tax Band C

**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494**



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**

