

Pelham Road Wimbledon, SW19 1NW

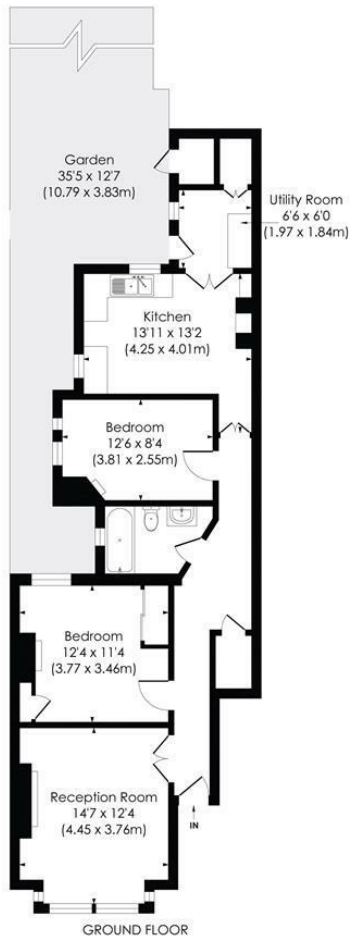
£580,000 Leasehold



Situated in the heart of 'The Ministers' area and offered to the market with no onward chain, this generously sized two double bedroom ground floor maisonette presents a rare opportunity for buyers seeking a full refurbishment project in a prime central Wimbledon location. The property is well-proportioned throughout, spanning an impressive 827 square foot and further benefitting from a private rear garden. Occupying the ground floor of a 'Sydney Villa' on the desirable Pelham Road, just moments from the vibrant amenities of Wimbledon Town Centre and excellent transport links including Wimbledon Station (National Rail, District Line, and Thameslink), this property offers the perfect canvas to create a stylish and bespoke home.

PELHAM ROAD, SW19

Approx. Gross Internal Floor Area
827 Sq. ft/76.8 Sq. m



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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.

- Fantastic Refurbishment Potential
- Private Garden
- Two Double Bedrooms
- Excellent Transport Links
- Central Wimbledon Location
- Leasehold - 91 Years Remaining
- Service Charge - Ad/Hoc
- Ground Rent - £100 Per Annum
- Council Tax Band D
- EPC Rating E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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