

## Pelham Road Wimbledon, SW19 1SX

**£775,000 Leasehold - Share of Freehold**



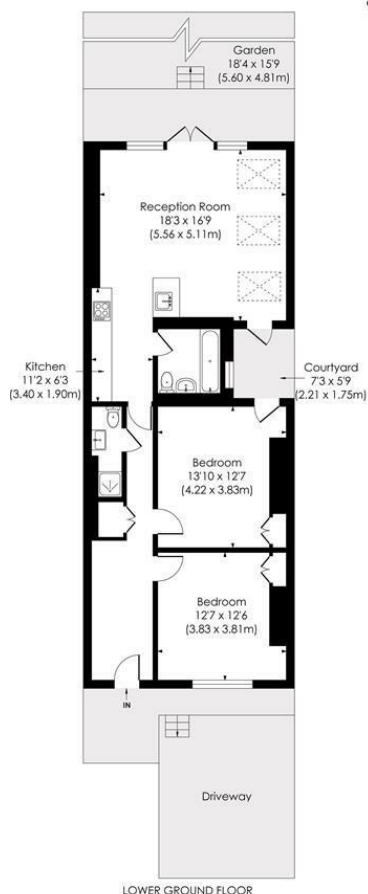
Spanning an impressive 926 square feet Ellisons are delighted to present this spacious two double bedroom period maisonette boasting fantastic open plan living, making it an ideal home for families or professionals seeking comfort, style and convenience whilst benefitting from its quiet residential location. The kitchen/living area seamlessly connects to a private south-facing garden, allowing for a tranquil outdoor retreat where one can entertain and enjoy the sunshine. Being situated in the highly sought-after "Ministers" area of Wimbledon, the property boasts fantastic transport links, ensuring easy access to the vibrant city of London and beyond. Additionally, the property includes off-street parking, a valuable feature in Wimbledon. Sold with a Share of Freehold early viewings are highly advised to avoid disappointment.



## PELHAM ROAD, SW19

Approx. Gross Internal Floor Area

926 Sq. ft/86.05 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.

- Period Maisonette
- Favourable "Ministers" Location
- Two Spacious Double Bedrooms
- Superb Open Plan Kitchen/Living Room
- Driveway Providing Off Street Parking
- Fantastic South Facing Rear Garden and Courtyard
- Share of Freehold (Underlying Lease approx. 988 years remain - exact amount TBC)
- Service Charge - Ad/hoc
- Current EPC Rating - C
- Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(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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