

## South Park Road Wimbledon, SW19 8ST

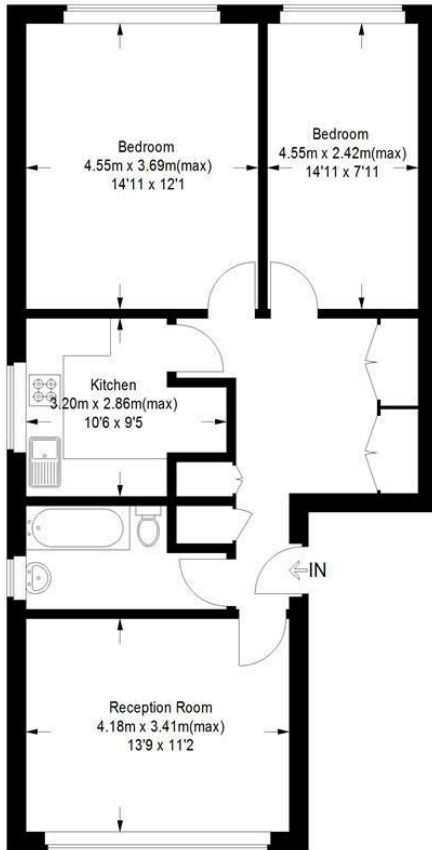
**£450,000 Leasehold - Share of Freehold**



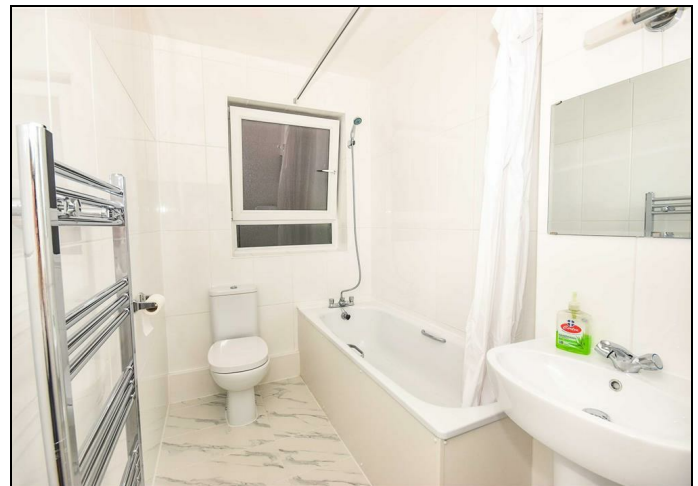
**A two double bedroom, first floor, purpose built flat with no onward chain located a stone's throw away from Wimbledon town centre. This spacious flat as a bright reception room, separate kitchen and a modern family bathroom. This great flat has the added benefit of share of freehold making this an ideal first time purchase or investment.**

## South Park Road, SW19

Approximate Gross Internal Area  
69.7 sq m / 750 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them. Copyright Bespokeplans.co.uk 2020 (ID690443)



- Two Double Bedrooms
- Spacious Purpose-Built Flat
- Moments from Wimbledon Town Centre
- Share of Freehold
- No Onward Chain
- Bright and Airy
- Separate Kitchen
- Ideal Investment or First Time Purchase
- EPC Rating C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	75	80	England & Wales
	EU Directive 2002/91/EC		

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