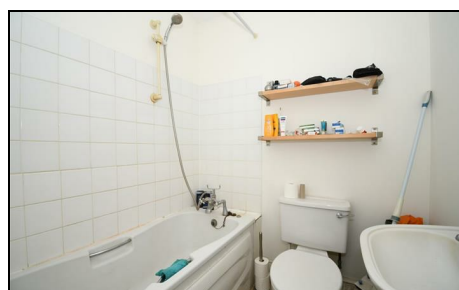


Merton Road Wimbledon, SW19 1EE

£325,000 Leasehold



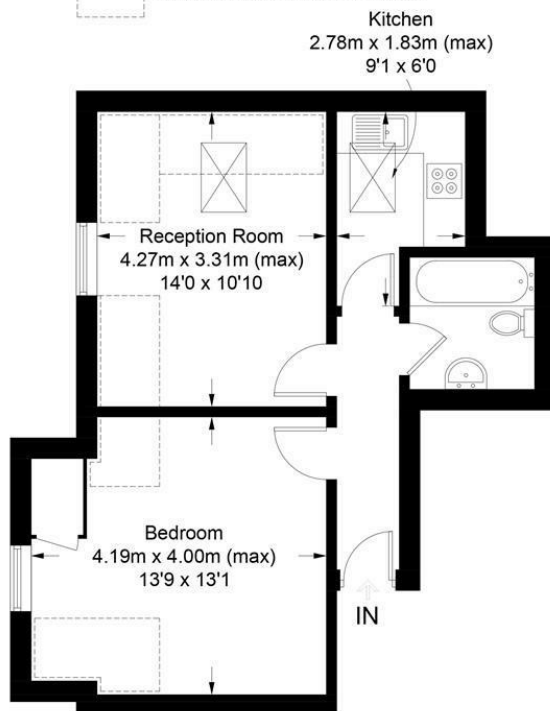
Situated in this charming block, this top floor flat offers one double bedroom, large lounge, separate kitchen and three piece bathroom. Benefitting from no onward chain, the flat also boasts off street parking and is within a short walk of Wimbledon town centre and South Wimbledon Tube station. This is a fantastic investment opportunity or first time purchase.

Sycamore House, SW19

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



= Reduced headroom below 1.5m / 5'0



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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- Top Floor Flat
- Large Double Bedroom
- Three Piece Bathroom Suite
- Fantastic Location
- Close to Transport Links
- Off-Street Parking
- No Onward Chain
- EPC rating 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		
England & Wales	75	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	81	83
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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