

Shelton Road Wimbledon, SW19 3AT

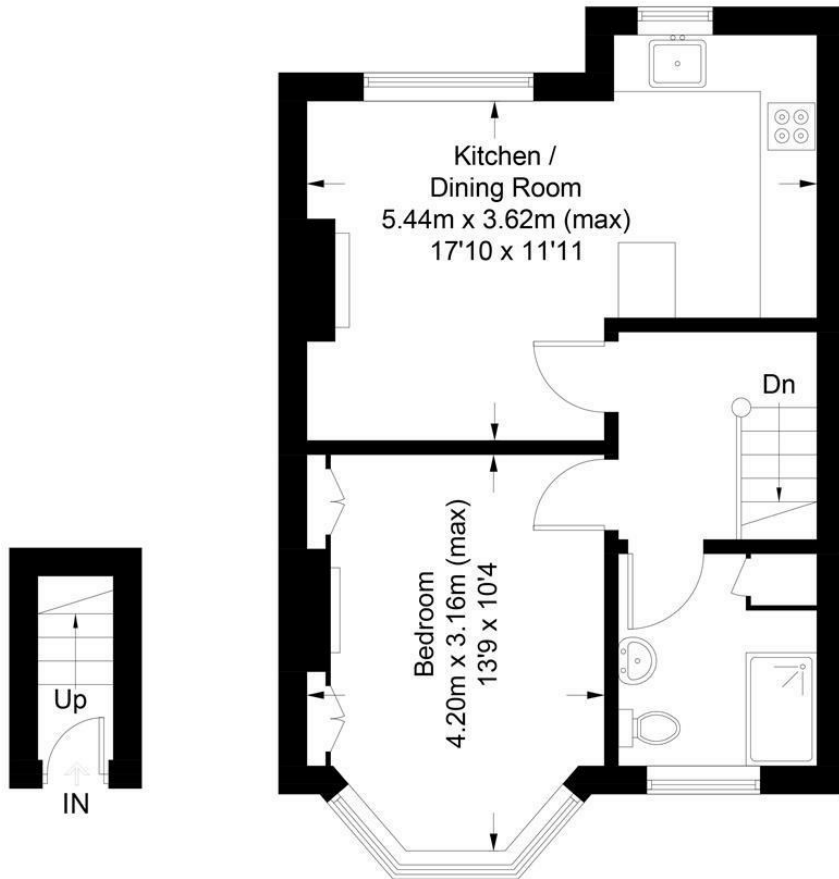
£385,000 Leasehold



A delightful one bedroom Edwardian first floor maisonette located on a sought after residential road in 'Old Merton Park'. This spacious end-terraced property benefits from its own front door and comprises a large bedroom, well equipped kitchen with breakfast bar that opens on to a lounge, and has a well appointed shower room. There is also potential to extend into the loft subject to the usual consents. With the added benefit of no onward chain, a long lease and being located close to the Northern Line and tram it makes this an ideal first time purchase or investment.

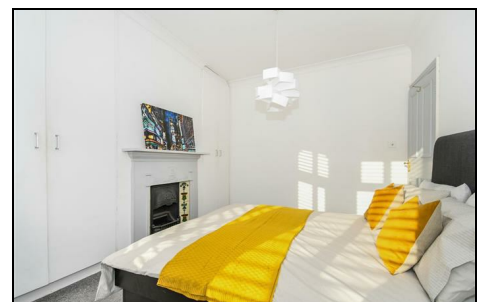
Shelton Road, SW19

Approximate Gross Internal Area = 42.9 sq m / 462 sq ft

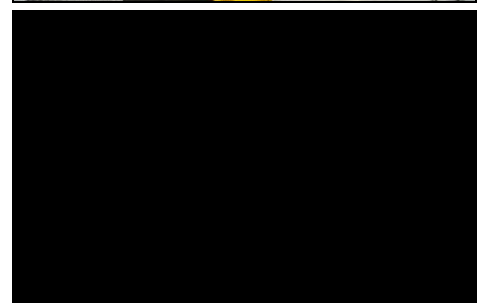


Ground Floor **First Floor**

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.
 Copyright Bespokeplans.co.uk (ID718521)



- Edwardian First Floor Maisonette
- Potential to Loft Extend Subject to the Usual Consents
- Long Lease
- Sought After 'Old Merton Park' Residential Road
- No Onward Chain
- Close to Northern Line and Tram
- Bright and Airy
- Ideal First Time Purchase or Rental Investment
- EPC Rating D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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

