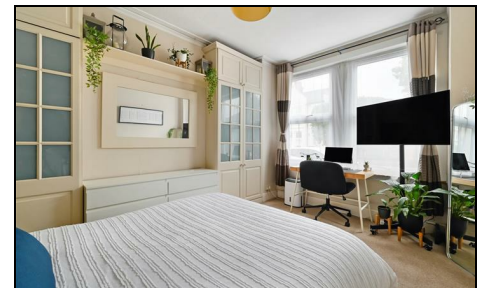


## Ashcombe Road Wimbledon, SW19 8JP

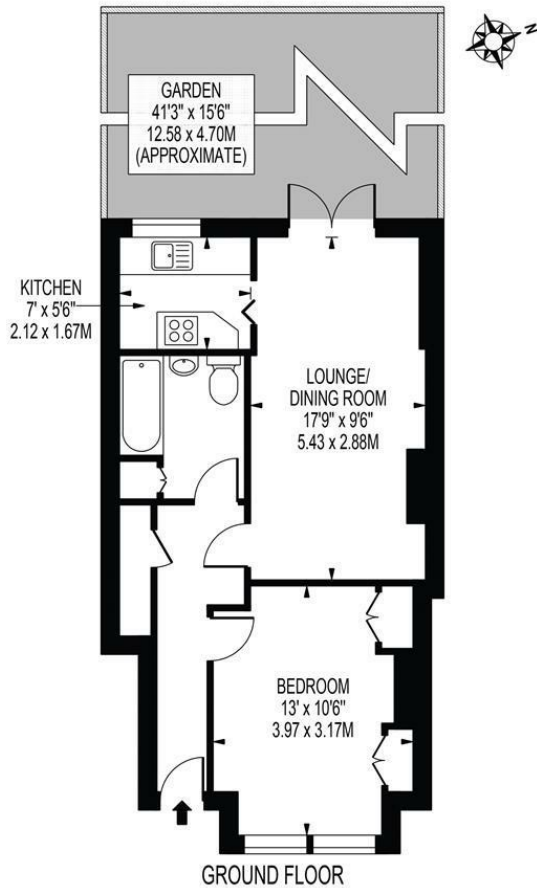
**£499,950 Leasehold - Share of Freehold**



**A charming ground floor Victorian maisonette boasting a spacious reception room, a generously sized double bedroom with fitted wardrobes, modern bathroom and a stunning private garden with patio and established flower beds. Sold with a share of freehold and offering excellent extension potential (STPP) an ideal first time purchase or buy to let investment - we'd advise early viewings in order to avoid disappointment.**

## ASHCOMBE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 461 SQ FT - 42.86 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Victorian Ground Floor Maisonette
- One Double Bedroom
- Spacious Lounge
- Superbly Presented Throughout
- Fantastic Private Rear Garden
- Share Of Freehold - Underlying Lease 954 years Remaining
- Service Charge - Ad/hoc
- Ground Rent - nil
- Current EPC Rating - C
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	74
(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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Celebrating 30 years of successful Sales and Lettings in Merton

