

## Quicks Road Wimbledon, SW19 1EX

£525,000 Leasehold



An extremely well presented, two double bedroom, first floor purpose-built flat, with it's own private entrance a large private garden with garden cabin and offered with the added benefit of no onward chain. Located in the sought after 'Battles' area of Wimbledon and conveniently positioned between Northern and Mainline Line stations and numerous amenities the property is an ideal first time purchase. There is also a large bright kitchen with breakfast bar opening to a generous reception room and modern bathroom.

**NB: The vendors have initiated a Section 42 Notice to the Freeholder to extend the lease to a term of 125 years.**

## Quicks Road, SW19

Approximate Gross Internal Area = 70.4 sq m / 758 sq ft  
 Garden Room = 17.7 sq m / 190 sq ft  
 Total = 88.1 sq m / 948 sq ft



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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- No Onward Chain
- Two Double Bedrooms
- Open Plan Kitchen / Living Room
- Large Private Garden
- Garden Cabin / Studio
- Excellent Transport Links
- Lease - 87 Years Remaining (Section 42 Notice has been served)
- Annual Service Charge - £350.00 Annual Ground Rent - £10.00
- 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	70	75
(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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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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