

## Lawrie House Wimbledon, SW19 8FP

**£325,000 Leasehold**

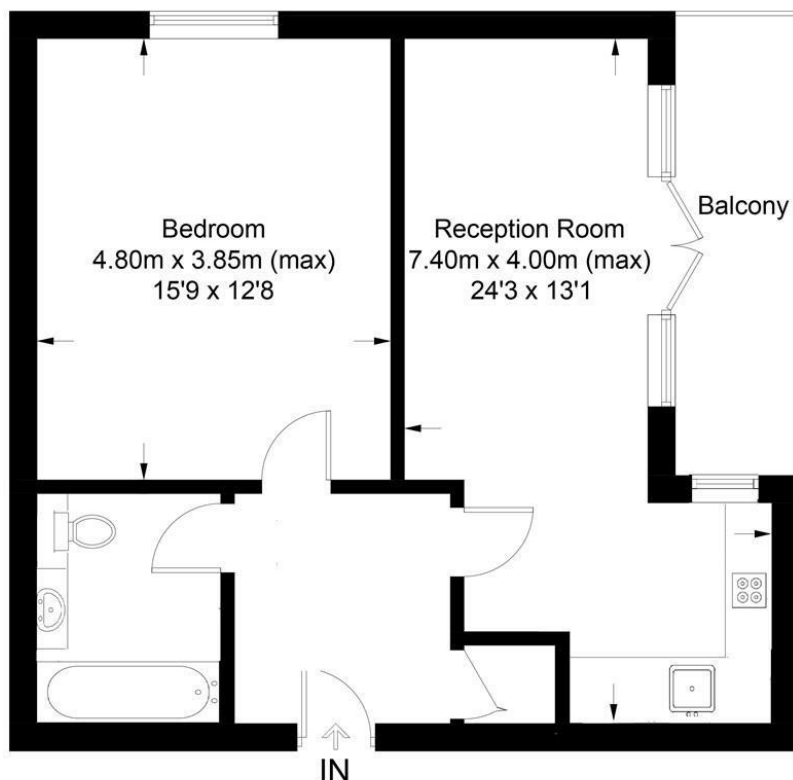


A large, beautifully presented, one double bedroom, modern purpose-built flat with a bright open-planned kitchen/living area, a balcony and an underground parking space located in this popular development close to transport links. The spacious flat has a family bathroom, good storage and no onward chain whilst the well maintained development also benefits from a long lease, local shop and communal gardens. This is an ideal first time purchase or investment.



## Lawrie House, SW19

Approximate Gross Internal Area = 52.8 sq m / 568 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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- Large One Bedroom Modern Flat
- Balcony
- Bright Open-Planned Kitchen/Living Area
- Underground Parking
- Communal Gardens
- No Onward Chain
- Lease - 113 Years Remaining
- Service Charge - approx. £3,425.00 per annum
- Ground Rent - 468.00 per annum
- EPC Rating C - Council Tax Band C



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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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