

Cowper Road Wimbledon, SW19 1AA

£665,000 Leasehold - Share of Freehold



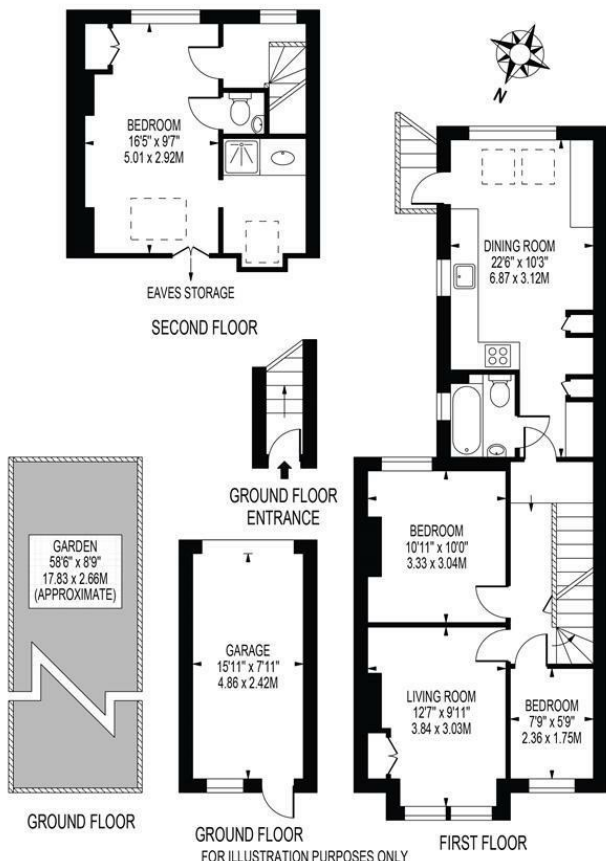
A fantastic, three bedroom, split-level, purpose-built Victorian maisonette with a South-facing garden and garage situated in the highly sought after Poets area of Wimbledon, being within easy reach of Mainline, Northern Line and Thameslink stations. On the first floor of this stunning property is a fantastic reception room, a useful study/single, double bedroom, bathroom and bright and spacious breakfast room with stairs that lead down to the well maintained south facing rear garden and garage. Upstairs is a wonderful principle bedroom with en suite shower room. the property further benefits from being sold with a share of freehold.

COWPER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 888 SQ FT - 82.50 SQ M

(EXCLUDING GARAGE AREA)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 127 SQ FT - 11.76 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 Maisonette
- Poets Area
- Share of Freehold
- Three Bedrooms
- South Facing Rear Garden
- Garage
- Share Of Freehold (No Ground Rent)
- Service Charge - Ad hoc (Costs split 50/50 with co-freeholder when required)
- 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	70	78
(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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