

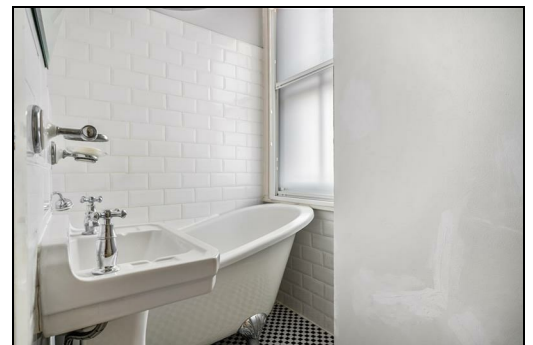
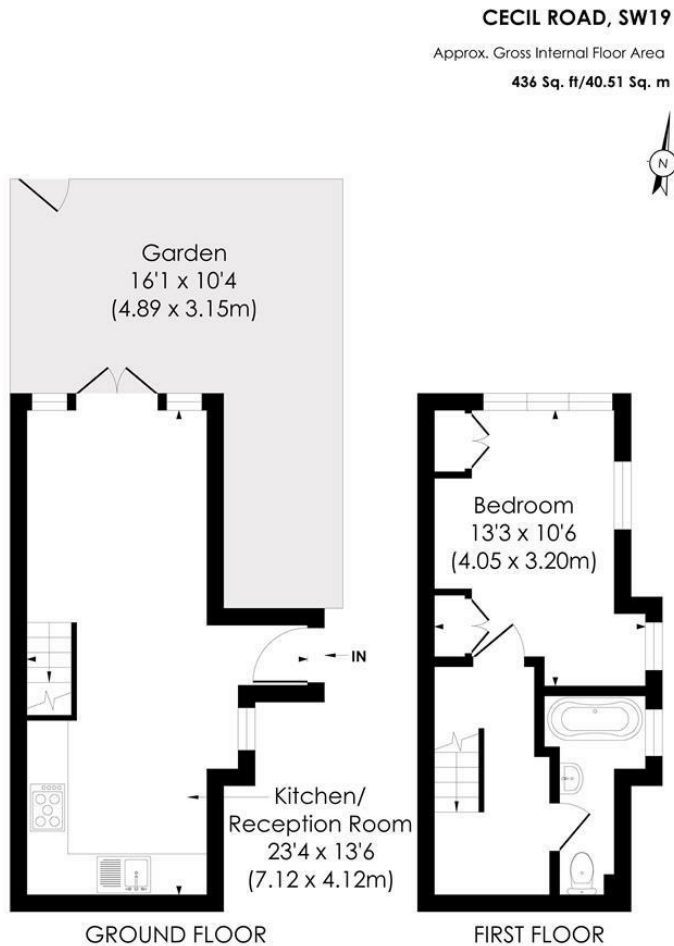
Cecil Road Wimbledon, SW19 1JP

£415,000 Leasehold



A split-level maisonette offered to the market with no onward chain, a private garden and off-street parking. Located in the 'Ministers' area of SW19, moments from South Wimbledon Northern Line Tube and a short walk to Wimbledon Town Centre with its excellent local amenities, shops, transport links and bars and restaurants.

Boasting a private entrance, comprising an open-plan kitchen/reception on the ground floor leading out onto a private garden, and a double bedroom alongside a family bathroom upstairs. Offering a healthy lease, low maintenance charges and the rarity of both parking and a garden, this is a brilliant purchase for a first time buyer or buy to let investor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(85-100) A		
(81-84) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

- Split-Level Garden Maisonette
- One Double Bedroom
- Open Plan Living with Abundance of Natural Light
- Private Garden & Off Street Parking
- Located next to Northern Line Tube
- No Onward Chain
- Leasehold - 151 Years Remaining
- Service Charges - Nil (Ad-Hoc), Ground Rent - £250 per annum
- EPC Rating - D
- Merton Council Tax Band - C

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**

