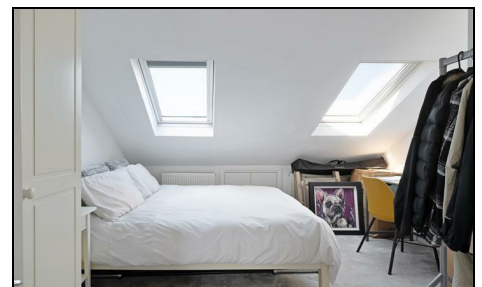


## Milton Road Wimbledon, SW19 8SE

**£550,000 Leasehold - Share of Freehold**



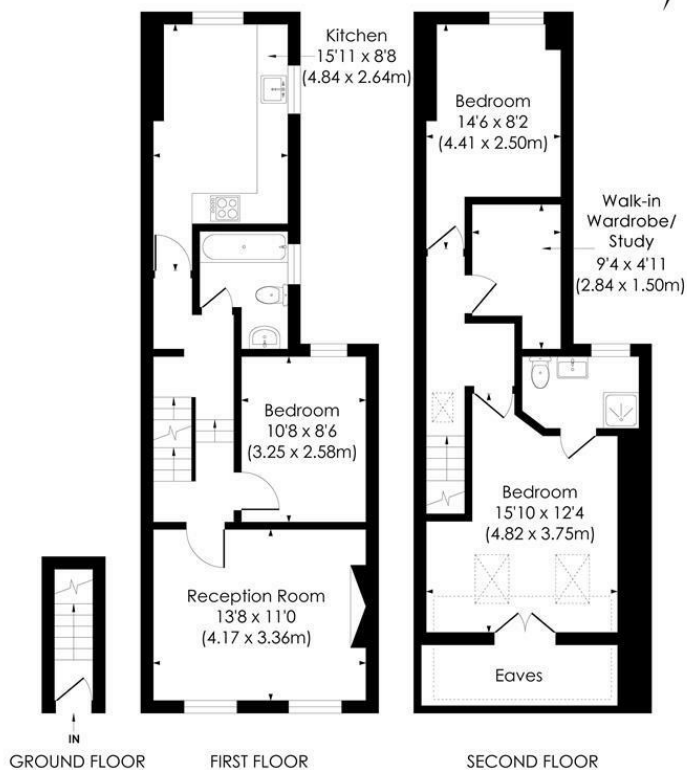
**A spacious three bedroom first floor Victorian flat presented in fantastic condition throughout, situated in the Poets area of Wimbledon being within easy reach of a multitude of transport links including Underground, Mainline and Thameslink stations. The property is in lovely condition, having been refurbished by the current owner with a large reception room, two double bedrooms, a good size third bedroom, walk-in wardrobe/study, modern family bathroom and kitchen/breakfast room. Offered to the market with the benefit of owning a share of freehold and no onward chain, this is a perfect purchase for a first time buyer looking to get on the property ladder.**

## MILTON ROAD, SW19

Approx. Gross Internal Floor Area

1004 Sq. ft/93.32 Sq. m (Including Reduced Height)

910 Sq. ft/84.53 Sq. m (Excluding Reduced Height)



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle  
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Poets Area of Wimbledon
- Victorian Conversion - over 1000 sq/ft
- Three Bedroom Split Level Property
- No Onward Chain
- Well Presented Throughout
- Excellent Transport Links
- Share of Freehold
- Ground Rent - Nil Service Charge - ad/hoc
- Current EPC Rating - C
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(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		
England & Wales		
EU Directive 2002/91/EC		

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**

