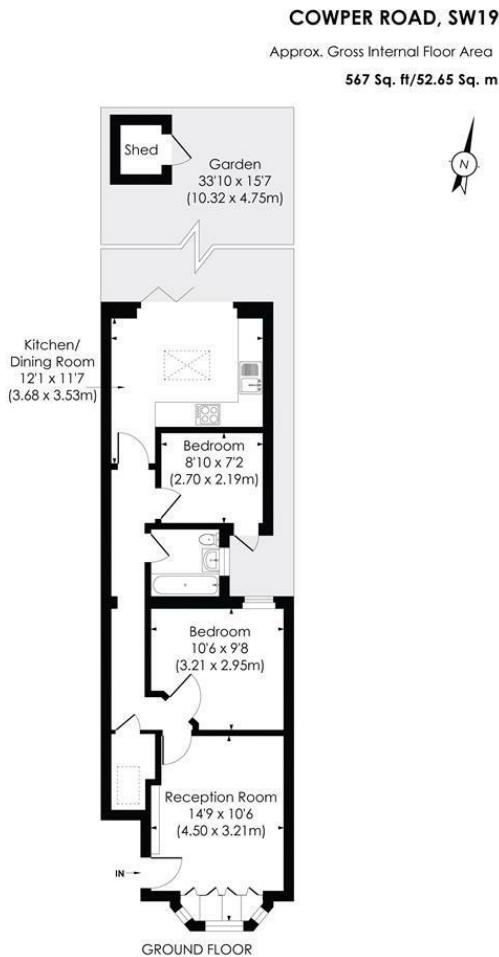


**Cowper Road
Wimbledon, SW19 1AB**

£550,000 Freehold



A well-presented and characterful two bedroom ground floor Victorian garden flat. Located in the desirable 'Poets' area of Wimbledon Town this property is excellently located for a range of transport links, including Wimbledon Town (Mainline and District Line), South Wimbledon (Northern Line) and Haydons Road (Thameslink). Spanning an impressive 567 square foot, the property comprises a beautiful bay-fronted reception room, two bedrooms, family bathroom and a lovely extended modern kitchen with bi-folding doors leading to the private, low-maintenance rear garden. The property also comes with the full freehold ownership and a healthy lease, making this a superb first time purchase.



- Ground Floor Victorian Garden Flat
- Stunning Modern Kitchen Extension
- Close To Multiple Transport Links
- Private Rear Garden
- Desirable 'Poets' Area Of Wimbledon
- Freehold - Underlying Lease of 155 Years Remaining
- Ground Rent - Nil
- Service Charge - Ad Hoc
- EPC Rating C
- Council Tax Band C

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

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