

**Martin Way**  
**Wimbledon Chase, SW20 9BX**

**Offers In Excess Of £450,000 Leasehold - Share of Freehold**

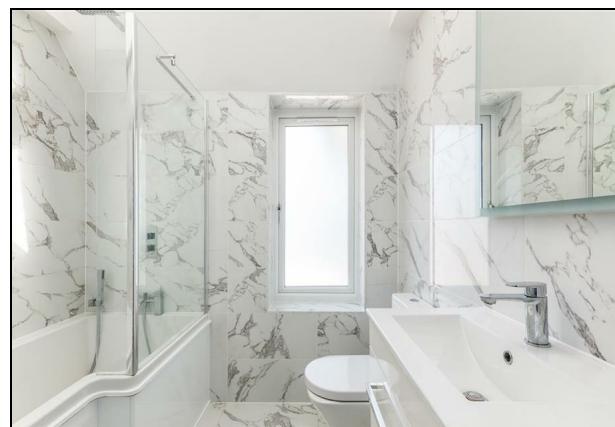
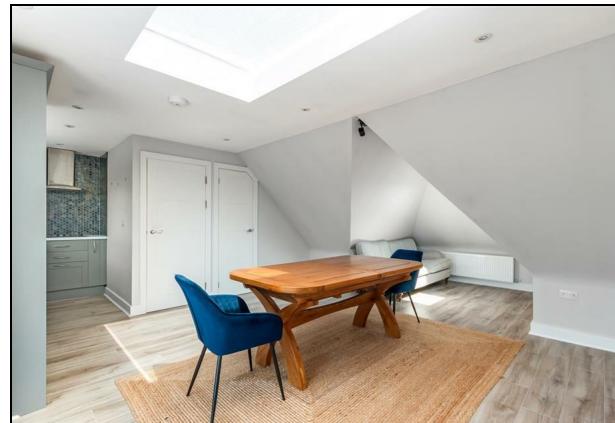
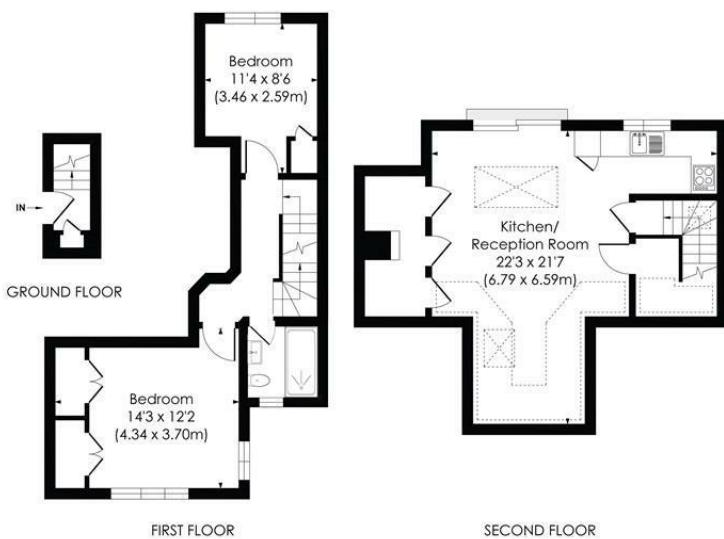


A stunning two double bedroom share of freehold split-level apartment, in excellent condition throughout and offered to the market with allocated parking and no onward chain. Boasting two bedrooms on the first floor with a superb open-plan kitchen/diner upstairs, comprising modern integrated appliances and a Juliet Balcony which looks over Joseph Hood Recreation Ground. The flat is bright and airy and comes with copious storage. Located a short walk to Wimbledon Chase Thameslink and equidistant to both Raynes Park Train and Morden Northern Line Tube links, this is a brilliant first time purchase or buy to let investment.

## MARTIN WAY, SW20

Approx. Gross Internal Floor Area

816 Sq. ft/75.8 Sq. m



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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.

- Beautifully Presented Split-Level Apartment
- Two Double Bedrooms
- Allocated Parking
- Open-Plan Kitchen/Diner
- Close Proximity to Multiple Transport Links and Recreation Grounds
- No Onward Chain
- Share of Freehold - 995 years Remaining on Lease
- Annual Service Charges - Ad-Hoc (Approx £800 Annual Buildings Insurance), No Ground Rent Payable
- EPC Rating - C
- Merton Council Tax Band - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	73	73
(69-80) C		
(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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