



Morden Road, Wimbledon SW19

Asking Price: £450,000 Leasehold

 2
  1
  2

- 2 Reception Rooms
- 1 Bathroom
- EPC EER D

- Abundance Of Natural Light
- Private Rear Garden
- Huge Cellar



Property Details

A super 2 double bedroom maisonette complete with private garden. This period property is arranged over the ground floor and provides spacious accommodation throughout whilst benefitting from an abundance of natural light. In addition there is a huge cellar which offers significant storage options. This property is offered with no onward chain.

The property is situated less than a mile from South Wimbledon underground station (Northern line) and local shops can be found in the vicinity. An array of bars, shops and restaurants are available in Wimbledon town centre where you will also find Wimbledon Station (Mainline & District line).

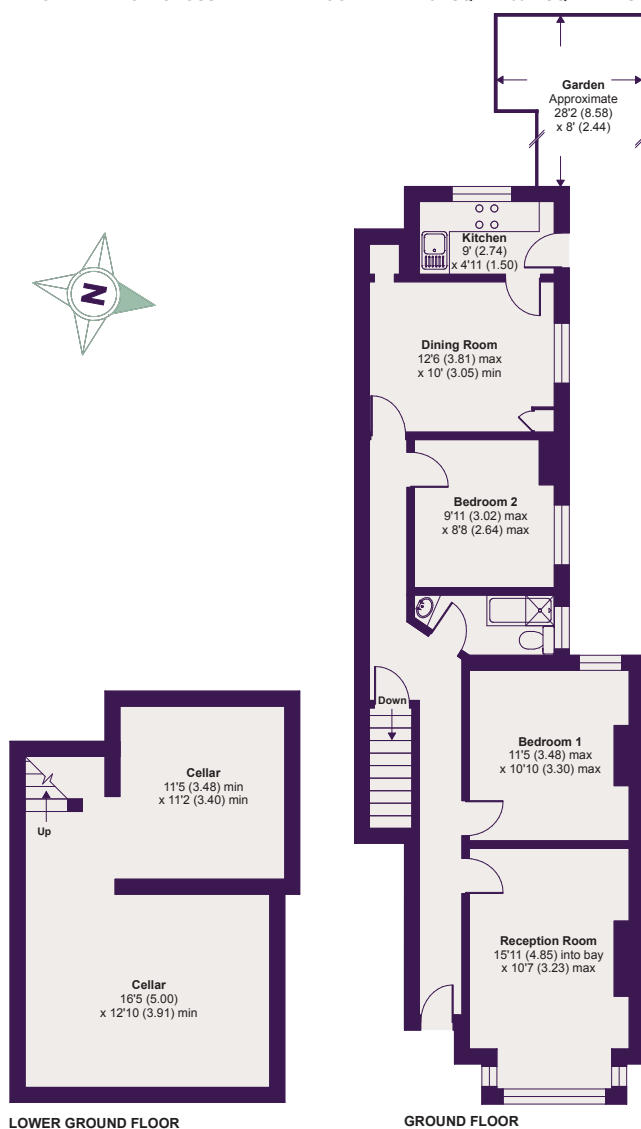


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	60	63
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Morden Road, London, SW19

FLAT APPROX. GROSS INTERNAL FLOOR AREA 775 SQ FT 71.9 SQ METRES
CELLAR APPROX. GROSS INTERNAL FLOOR AREA 406 SQ FT 37.7 SQ METRES
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1181 SQ FT 109.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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