

Sycamore Road, Wimbledon SW19 4TR



Guide Price £399,950 Leasehold

This spacious two double bedroom apartment is situated on the second floor of a purpose-built block nestled in a quiet cul de sac just moments away from Wimbledon Common and conveniently close to both Cannizaro Park and Wimbledon Village. Although it could benefit from updating, the property offers lots of potential to create a lovely home. Accommodation includes a good size reception room with access to a west-facing balcony, a separate fitted kitchen and a bathroom. There is ample storage throughout the apartment as well as a convenient storage/bike room on the ground floor. Outside, there are very well maintained communal gardens and resident parking is available. Chain free. Council tax band D (Merton).

- Chain free second floor (top) apartment
- Two double bedrooms
- Fitted kitchen
- Reception room
- Balcony
- Ample storage
- Communal gardens
- Idyllic location
- Service charge £1,216.84 pa - Ground Rent £10 pa
- Leasehold - approx 87 years

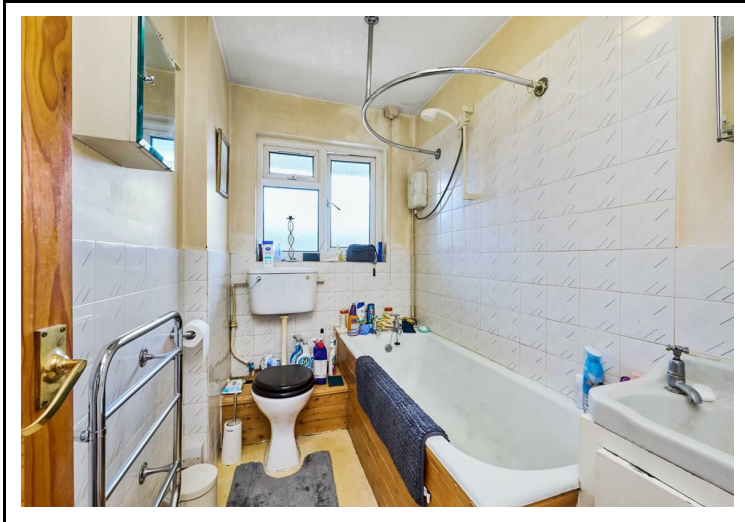
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX



Location:

Sycamore Road is located within minute's walk of both Wimbledon Common and Cannizaro Park, making this an idyllic location. Wimbledon Village with its fashionable boutiques, restaurants and bars is close by and Wimbledon Town with its excellent shopping and transport facilities is also easily accessible.

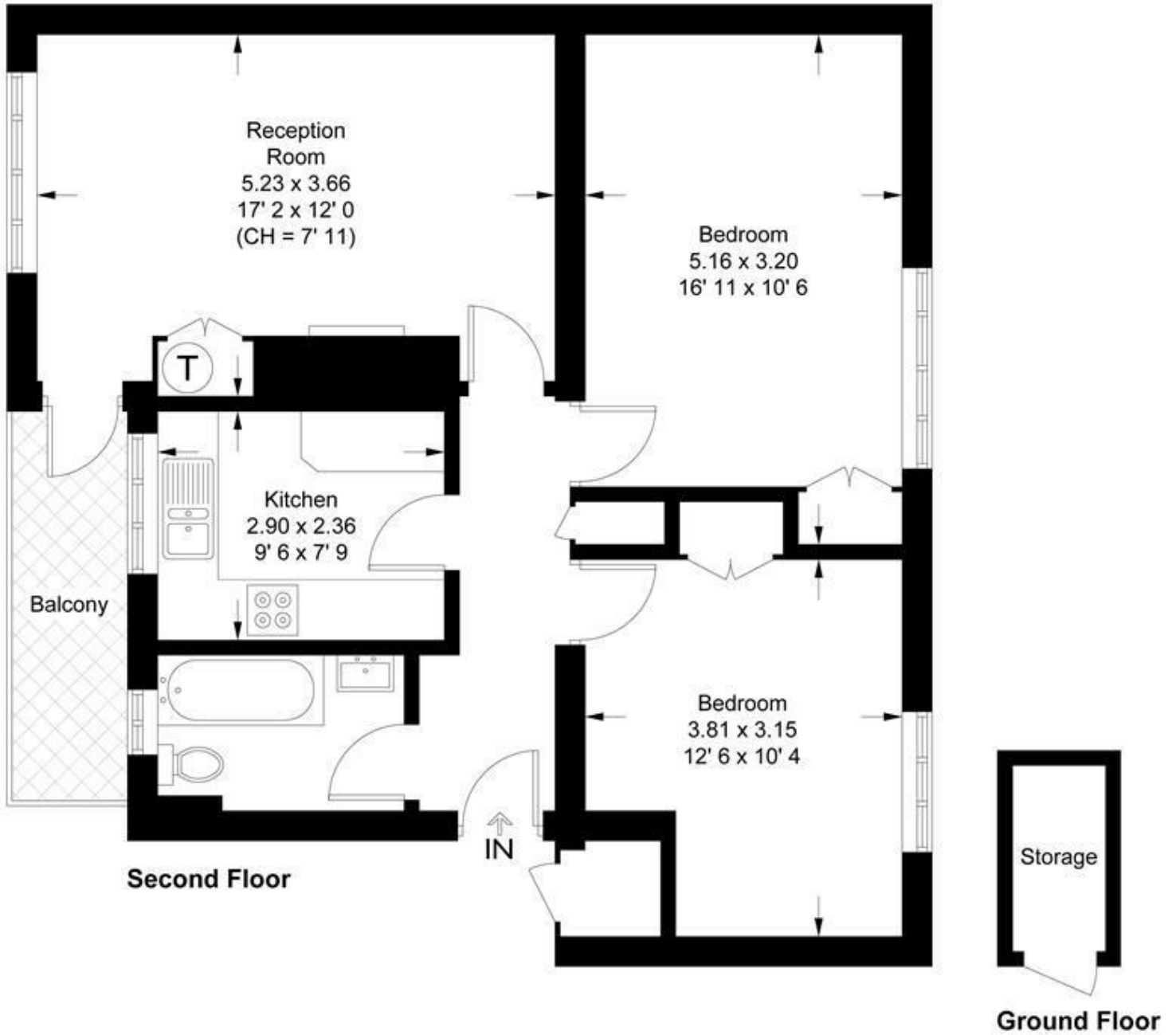


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Approximate Gross Internal Area = 715 sq ft / 66.4 sq m
Storage = 29 sq ft / 2.7 sq m
Total = 744 sq ft / 69.1 sq m



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EPC Rating E

Council Tax: D

Service Charge: £1,216.84 pa (paid half yearly £608.42)

Ground Rent: £10.00 pa

Lease: Leasehold approx 87 years



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