



Sycamore Road, Wimbledon SW19 4TR



Guide Price £399,950 Leasehold

This spacious two-bedroom apartment is located on the first floor of a purpose-built block in a peaceful cul-de-sac, just a short distance from Wimbledon Common and within easy reach of both Cannizaro Park and Wimbledon Village. While the property would benefit from some modernisation, it offers great potential to become a lovely home. The accommodation includes a spacious reception room with access to a private balcony, a separate fitted kitchen, and a bathroom. Ample storage is provided throughout. Externally, the property features beautifully maintained communal gardens and residents' parking. Offered chain-free. Council Tax Band D (Merton).

- Chain free first floor apartment
- Two double bedrooms
- Bathroom
- Reception room
- Fitted kitchen
- Balcony
- Ample storage
- Communal gardens
- Lease: 86 years remaining
- Service Charge: £1,217 p.a. Ground Rent: £10 per annum

020 8971 6780

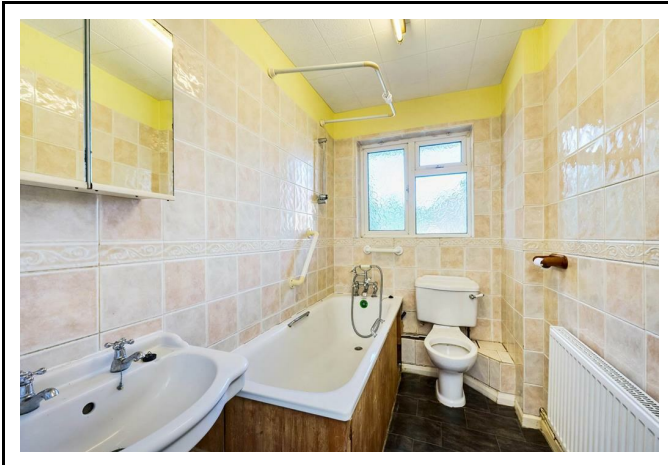
24 High Street, Wimbledon Village, SW19 5DX



Location:

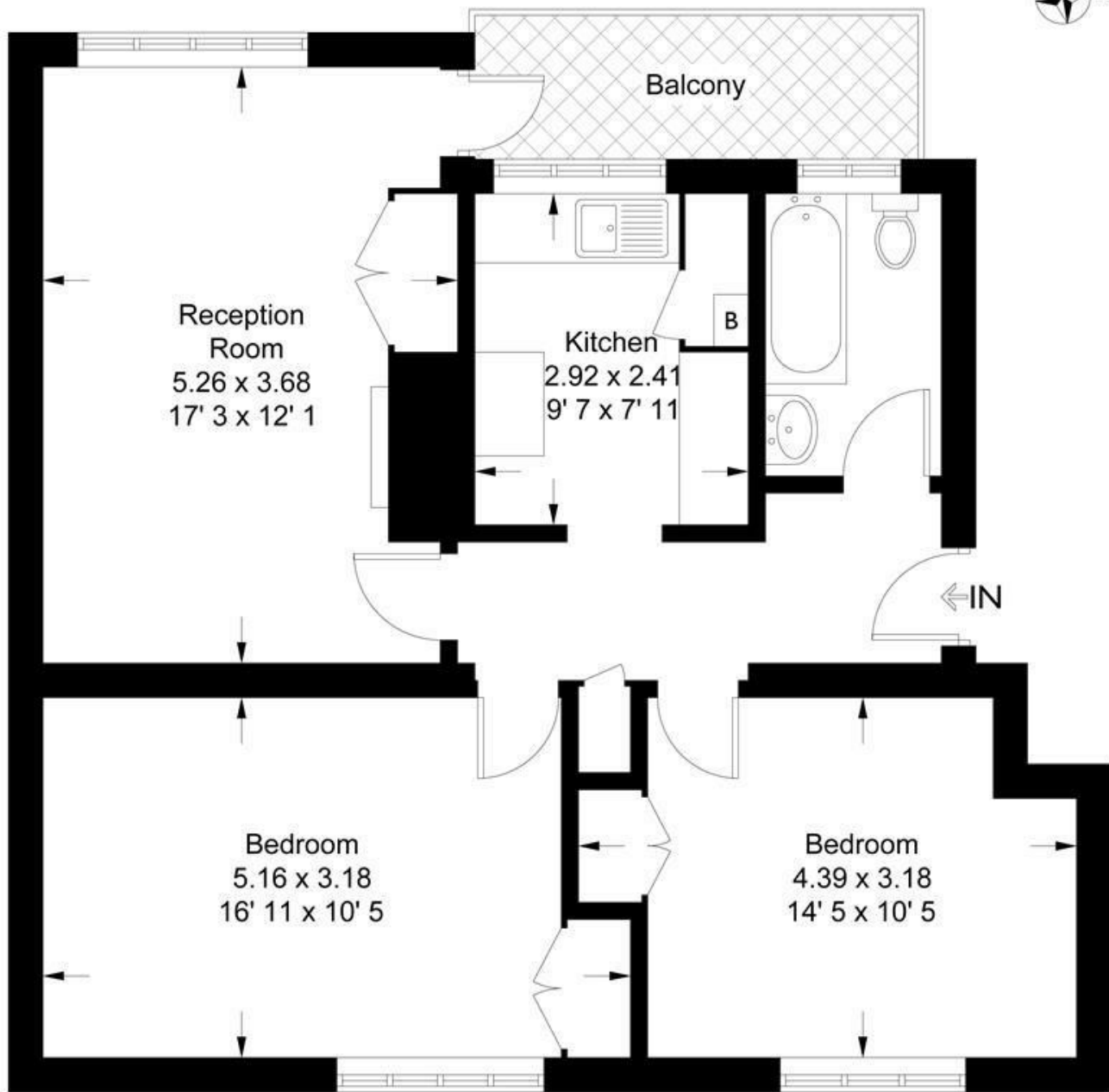
Sycamore Road is located within minute's walk of both Wimbledon Common and Cannizaro Park, making this an idyllic location. Wimbledon Village with its fashionable boutiques, restaurants and bars is close by and Wimbledon Town with its excellent shopping and transport facilities is also easily accessible.





Sycamore Road

Approximate Gross Internal Area = 728 sq ft / 67.6 sq m



First Floor

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EPC Rating C

Council Tax: D

Lease: 86 years remaining

Service Charge: £1,217 p.a.

Ground Rent: £10 p.a.

Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson

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