

Sycamore Road, Wimbledon Village SW19 4TR



Guide Price £410,000 Leasehold

A spacious one bedroom apartment located on the ground 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. The property has been refurbished to include a new kitchen and bathroom and wooden flooring. Accommodation comprises a reception room with access to a private west facing balcony, separate fitted kitchen, and a bathroom. Ample storage is provided throughout. Externally, the property features a convenient storage/bike room, beautifully maintained communal gardens and residents' parking. Council Tax Band D (Merton).

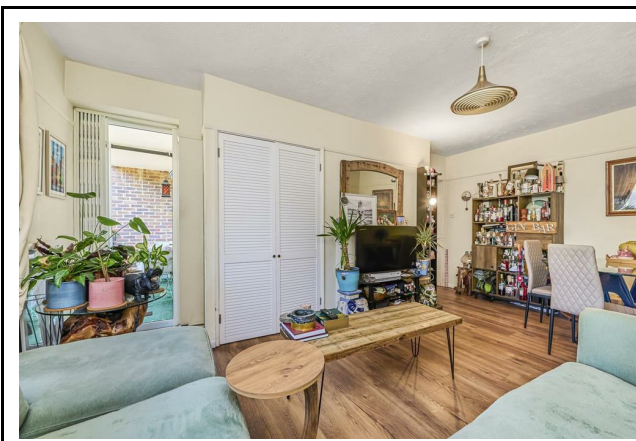
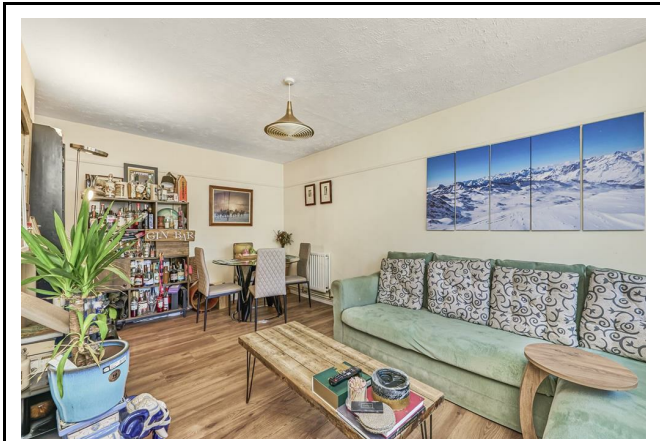
- Ground Floor Flat
- One Double Bedroom
- New Fitted Kitchen
- Reception Room
- New Bathroom
- Ample Storage including outside bike/storage room
- West facing balcony
- Communal Gardens
- Lease: 113 years remaining
- Service Charge: £865.02 p.a. / Ground Rent: £10 p.a.

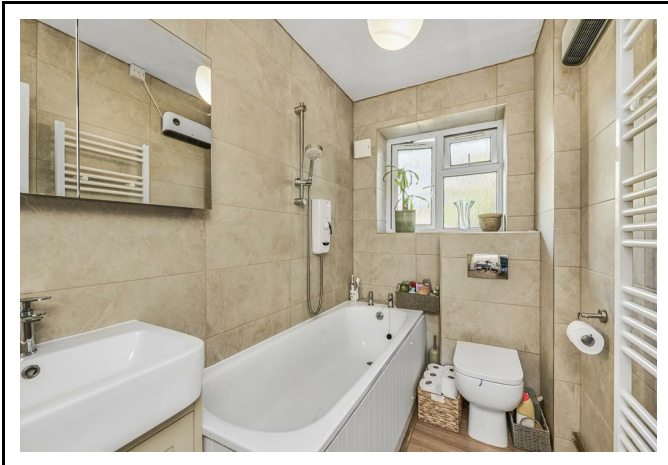
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

Sycamore Road is located within a few minutes' walk of Cannizaro Park and Wimbledon Common which offers a variety of delightful walks and recreational facilities. The property is conveniently placed for the fashionable boutiques and restaurants of Wimbledon Village. Wimbledon Town Centre with its mainline/underground station is also easily accessible. The A3 provides access to the M25 and other major road networks.





Sycamore Road

Approximate Gross Internal Area = 589 sq ft / 54.7 sq m

Storage = 22 sq ft / 2.1 sq m

Total = 611 sq ft / 56.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



EPC Rating C

Council Tax: C

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Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson

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