



North Road, Wimbledon

Guide Price £425,000 Leasehold

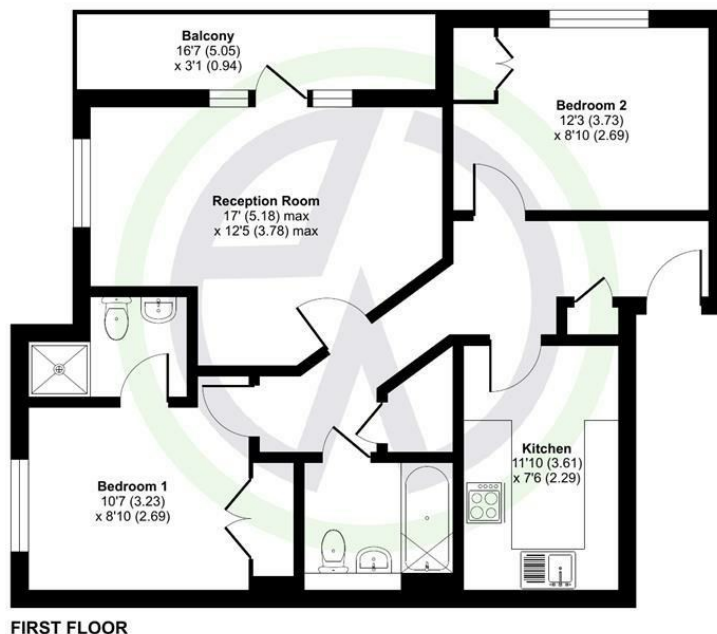
Two Double Bedrooms - Two Bathrooms With One Ensuite - Lift Access
Allocated Off-Street Parking - Living Room - Private Balcony - EPC: B
Presented In Good Condition - One To Viewed - Great Location
Long Lease (976ys) - Close To Northern Line Tube Station - First Floor



North Road, Wimbledon

North Road, London, SW19

Approximate Area = 718 sq ft / 66.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Edisson White. REF: 1148259



London Borough of Merton
Tax Band D
Leasehold

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.



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