

## Madison Heights Wimbledon, SW19 3AA

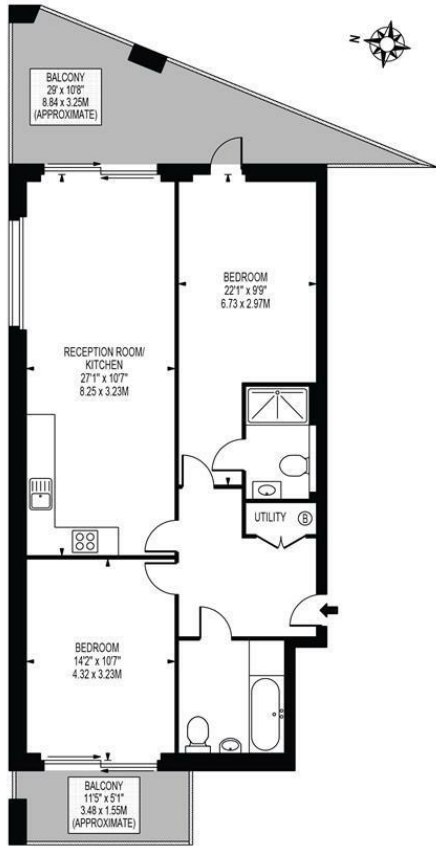
Offers In Excess Of £600,000 Leasehold



This simply stunning two double bedroom apartment in Wimbledon boasts a modern open-plan living space with over 3-metre high ceilings and dual aspect private balconies with exceptional far-reaching views. Offering a high standard of city living and excellent transport links over more than 800 sq.ft, this property benefits from a fully integrated kitchen, high quality appliances, two large double bedrooms, two bathrooms and oak flooring complete with underfloor heating. Situated across the road from South Wimbledon Tube Station, Madison Heights is perfectly located for the city commuter and is also just a short walk from the bars and restaurants of Wimbledon High Street as well as the open green spaces around the River Wandle. Offered with no chain, early viewings are highly recommended.

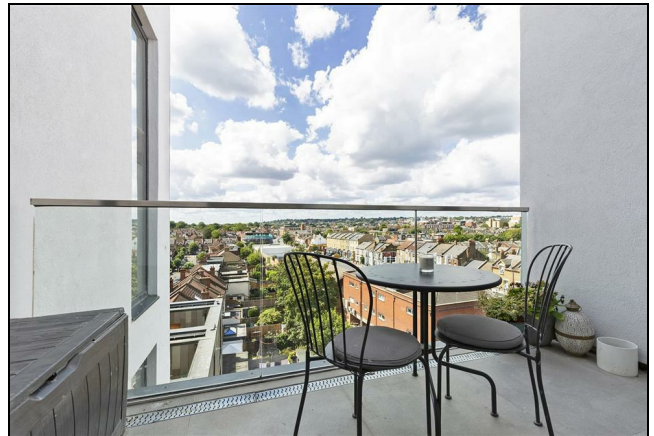
**MADISON HEIGHTS,  
MILNER ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 827 SQ FT - 76.83 SQ M



FIFTH FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Two Double Bedroom Luxury Apartment
- Two Bathrooms
- High-Specification Throughout
- Open Plan Living and Integrated Kitchen
- Two Balconies
- Top Floor With Fantastic Views
- No Onward Chain
- Leasehold - 119 Years Remaining, Annual Service Charges - £2000, Annual Ground Rent - £400
- Council Tax Band D
- EPC Rating C

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

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