

Milner Road Wimbledon, SW19 3AB

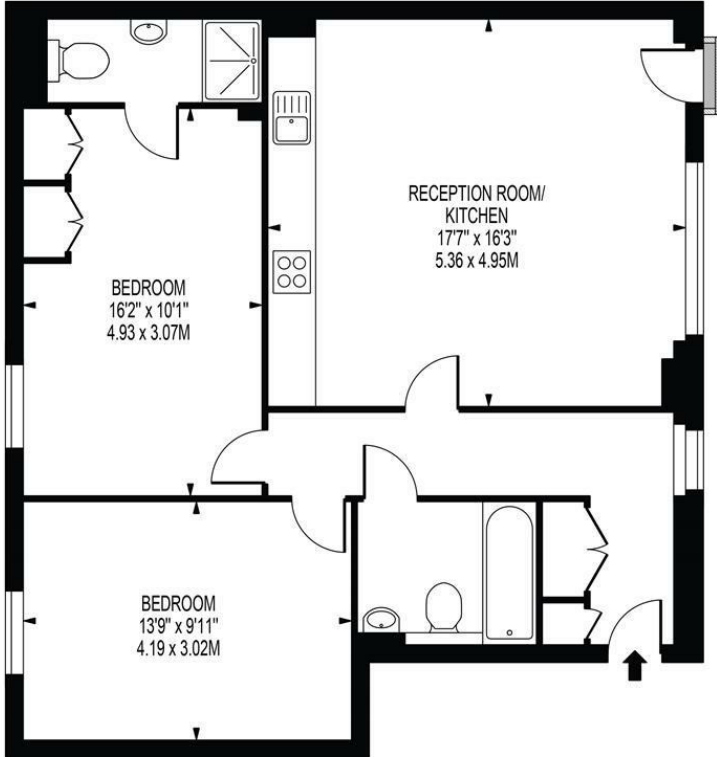
£540,000 Leasehold



A wonderful two double bedroom, two bathroom second floor apartment set within this modern development offering an abundance of space and light and boasting a large open plan kitchen/living room with large picture windows and "Juliette Balcony". Benefitting from two double bedrooms, two bathrooms (principle bedroom has an en suite shower room) situated moments from South Wimbledon Tube station and close to Wimbledon Town Centre this property is an ideal first time purchase.

MILNER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 772 SQ FT - 71.72 SQ M



SECOND 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.



- Modern Second Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Superb Open Plan Living
- Excellent Transport Links
- Leasehold - 991 years remaining
- Service Charge - Estimated for 2024 - £1,965
- Ground Rent - £250.00 annually (no escalation)
- Current EPC Rating - B
- Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

