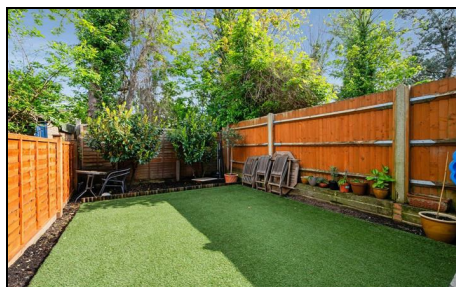


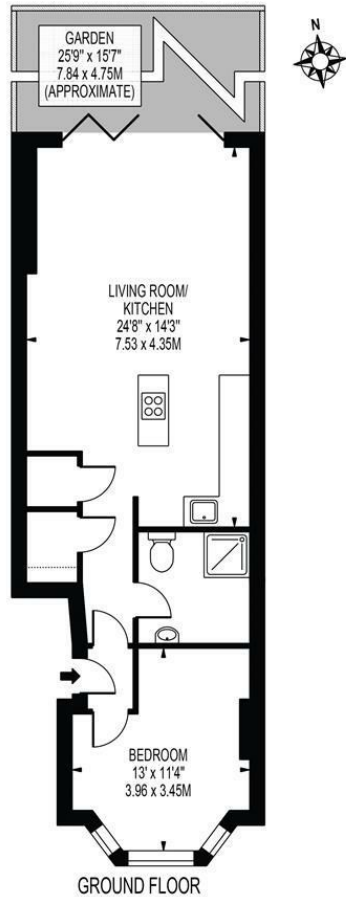
## Caxton Road Wimbledon, SW19 8SJ

**£450,000 Leasehold - Share of Freehold**



**A wonderful one bedroom Victorian ground floor flat with a private garden and share of freehold, offered to the market with no onward chain. In lovely condition throughout, this charming flat boasts a superb open plan kitchen/reception to the rear, with wooden flooring and integrated appliances. Bi-fold doors open out onto a low maintenance garden, with a modern family bathroom and double bedroom at the front. Located in the sought-after 'Poets' area of Wimbledon, close to various transport links, parks and schools, this is a superb first time purchase or investment.**

**CAXTON ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 582 SQ FT - 54.05 SQ M



GROUND 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.



- Ground Floor Victorian Conversion Flat
- Private Garden
- In Excellent Condition
- Open Plan Living
- Close Proximity to Multiple Transport Links
- No Onward Chain
- Share of Freehold (Underlying Lease Years Remaining - 985)
- Annual Service Charges - Ad-Hoc, No Ground Rent
- EPC Rating D
- Council Tax Band C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      | 74        |
| (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**

