

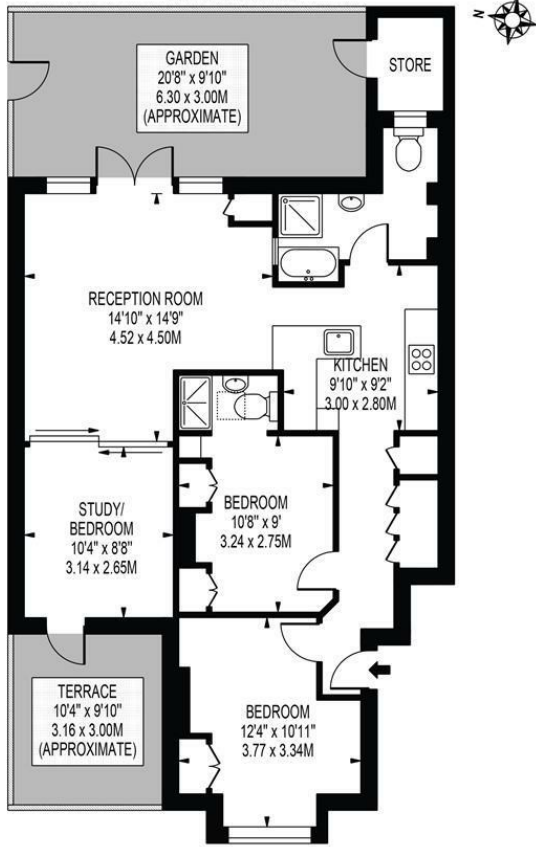
**Palmerston Road  
Wimbledon, SW19 1PD**

**Offers In Excess Of £650,000 Leasehold**



An excellent two/three bedroom Victorian ground floor garden flat in superb condition and offered to the market with no onward chain located in the 'Ministers' area of Wimbledon. Extended and refurbished to a very high standard, the flat boasts both a private front and rear garden, two bedrooms (one with en-suite) plus a third study/bedroom. The rear of the property comprises a bright and airy reception, plus kitchen with French granite stone sink and recycled pine cabinets, and a modern family bathroom suite with a deep soaking Japanese bath and Andalusian floor tiles. Located in close proximity to both Wimbledon Mainline and South Wimbledon Northern Line Tube, an early viewing is highly recommended.

**PALMERSTON ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 753 SQ FT - 69.93 SQ M  
 (EXCLUDING STORE)

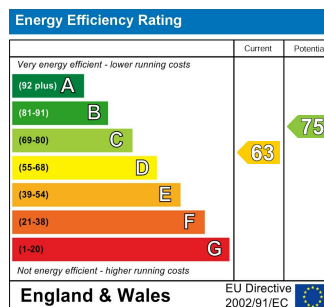


GROUND FLOOR  
 FOR ILLUSTRATION PURPOSES ONLY

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.



- Victorian Ground Floor Garden Flat
- In Excellent Condition
- Two/Three Bedrooms
- Modern Family Bathroom Plus En-Suite
- Private Front and Rear Garden
- No Onward Chain
- Leasehold - 110 Years Remaining
- Service Charges - Ad-Hoc / Ground Rent - £100 per year
- EPC Rating D
- Council Tax Band C



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

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