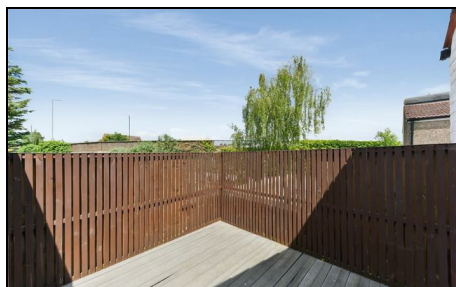


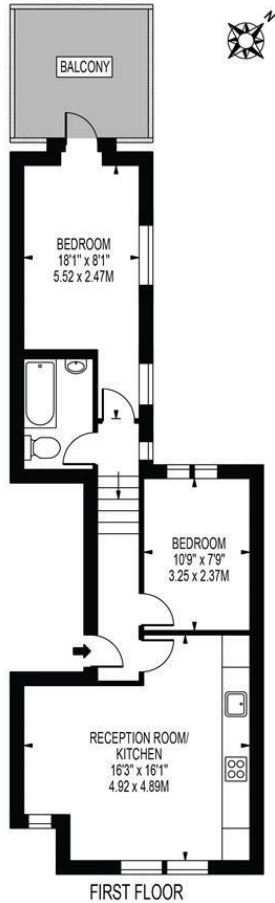
Queens Road Wimbledon, SW19 8LY

£425,000 Leasehold



A fully renovated and modern two double bedroom first floor Victorian conversion flat, with a private terrace, off street parking and sold with no onward chain. Enviably located within close proximity of fantastic transport links, excellent primary schools and all the amenities of Wimbledon Town Centre at the top of the road. Positioned on the first floor, this bright property has been tastefully decorated throughout with a well appointed open plan kitchen/reception room with stone worktops and wood flooring, a stunning family bathroom and two bedrooms. A suitable first time purchase or investment.

QUEENS ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 532 SQ FT - 49.42 SQ M



FIRST 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.



- First Floor Victorian Conversion Flat
- Two Double Bedrooms
- Private Terrace
- Open Plan Kitchen/Reception Room
- Off Street Parking
- No Onward Chain
- Leasehold - New Lease of 125 Years Remaining
- Annual Service Charges - approx £950, No Ground Rent
- EPC Rating C
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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	

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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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