

## Connolly House Wimbledon, SW19 1XA

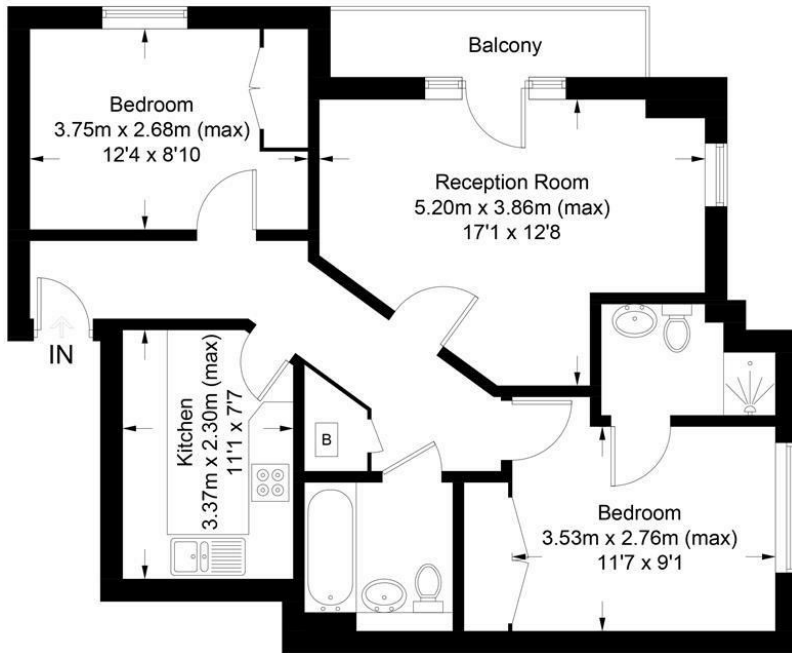
£450,000 Leasehold



**A delightful two double bedroom apartment located on the third floor of this sought after modern purpose built development within easy reach of Wimbledon Town Centre and Colliers Wood Tube Station. The flat features a large reception/dining room with access to a private balcony, fitted kitchen, master bedroom with en-suite shower room, good sized second bedroom and further bathroom. This property also benefits from allocated parking, communal garden, lift, phone entry with camera, long lease and no onward chain.**

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Approximate Gross Internal Area = 65.5 sq m / 705 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
 The Gross Internal Area includes outbuildings shown on the plan.  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Modern Apartment in Fantastic Condition
- Two Double Bedrooms
- Private Balcony
- Allocated Off-Street Parking
- Walking Distance to Multiple Transport Links
- Leasehold - 976 Years Remaining
- Annual Service Charges - Approx £2600 pa, Ground Rent - Peppercorn
- No Onward Chain
- EPC Rating B
- Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(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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