

Southridge House Wimbledon, SW19 4LB

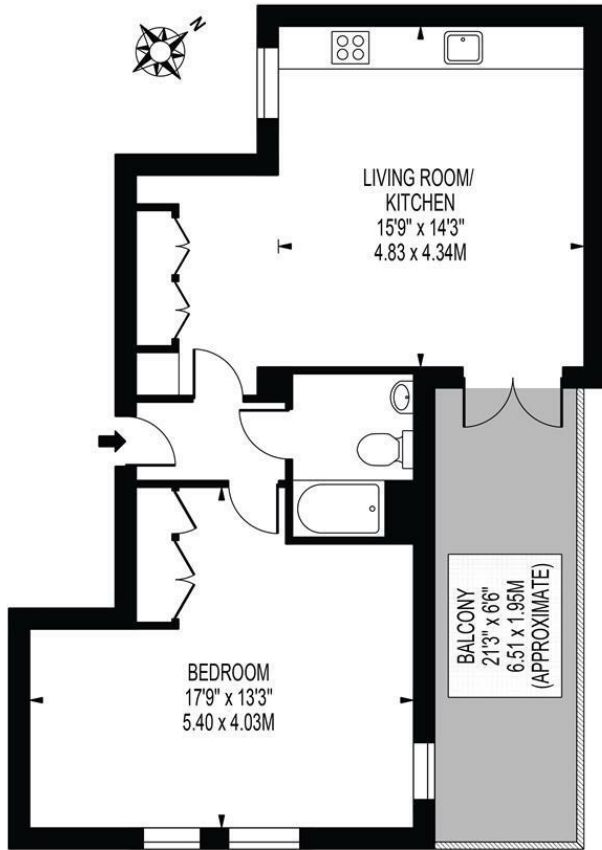
£485,000 Leasehold



A spacious one double bedroom luxurious modern apartment with an impressive outdoor terrace, enviably located in the heart of Wimbledon Town. Set on the first floor of this impressive 'Southridge House' development and accessed via elevator or stairs, offering an abundance of elegance and style throughout. Boasting an open plan kitchen/diner with wooden flooring, fully integrated appliances and a contemporary kitchen island, a larger than average double bedroom with fitted wardrobes and a luxury bathroom. Positioned at the top of Worple Road, a stone's throw away from Wimbledon Mainline Train station and District Line, as well as being a short walk to Wimbledon Village High Street and Common. Offered to the market with no onward chain, this is a superb first time purchase or investment.

SOUTHRIDGE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 646 SQ FT - 60.0 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.



- Modern and Luxurious First Floor Apartment
- One Spacious Double Bedroom
- In Excellent Condition Throughout
- Private Outdoor Terrace
- Central Wimbledon Location
- No Onward Chain
- Leasehold - 121 Years Remaining
- Annual Service Charges and Ground Rent - £2430
- EPC Rating B
- Council Tax Band D

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