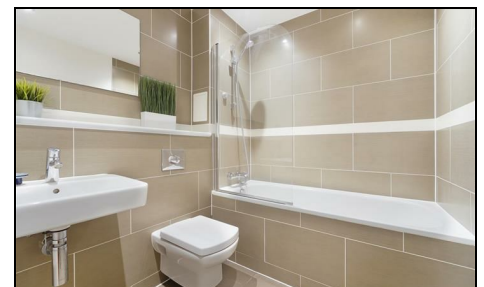
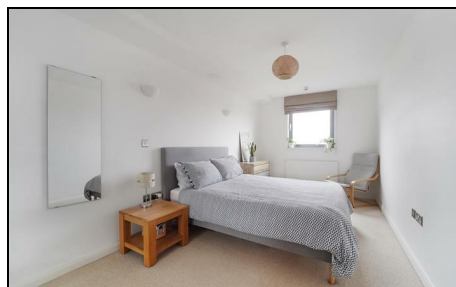


## Stanley Road Wimbledon, SW19 8RL

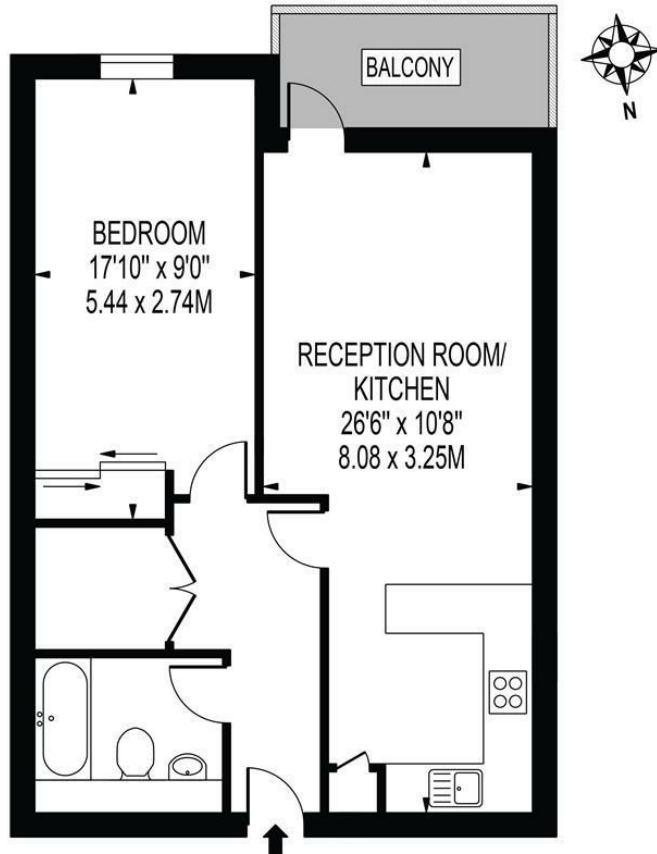
**£400,000 Leasehold**



**A well presented upper floor one double bedroom modern flat. Located in the heart of Wimbledon Town Centre. This delightful flat boasts an open plan kitchen/reception room, one spacious bedroom, a well-maintained bathroom and private balcony, offering convenience and functionality. Situated in a purpose-built building, this flat provides a secure and modern living space for its residents. A vibrant and sought-after location, offering easy access to a variety of amenities, including shops, restaurants, and fantastic transport links. Sold with no onward chain and a long lease term, early viewings are highly recommended.**

## STANLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 558 SQ FT - 51.84 SQ M

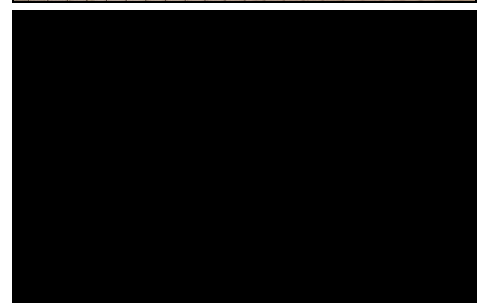


### FIFTH FLOOR

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.

- One Bedroom
- Upper Floor Flat With Lift Access
- Open Plan Kitchen/Living Room
- Fitted Kitchen
- Bathroom Suite
- Private Balcony & Shared Roof Terrace
- Leasehold - 996 Year Lease From 16/11/12
- Service Charge - £2,800pa & Ground Rent - Nil
- Chain Free
- Council Tax Band D - EPC Rating B



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-101)	83	83
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

