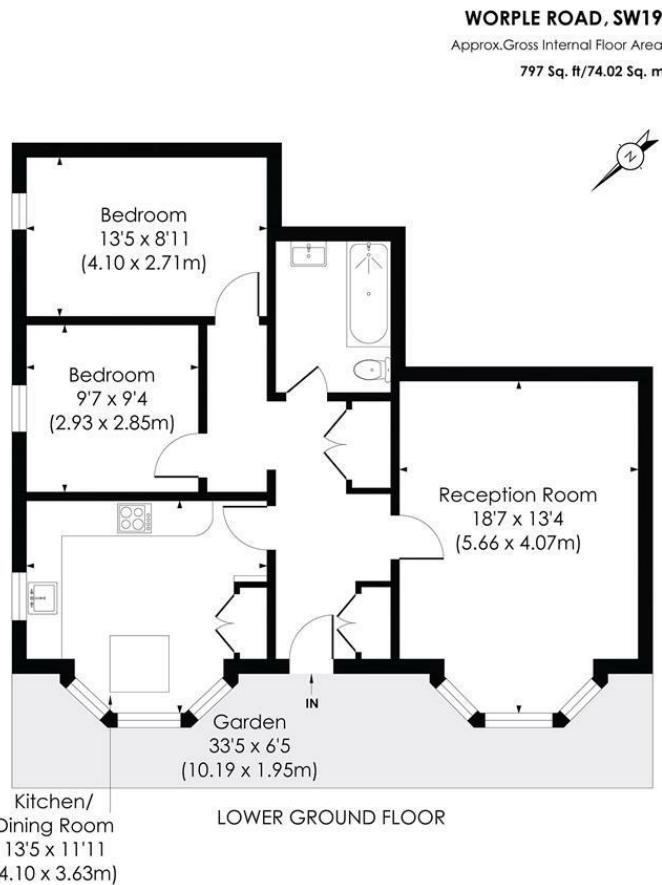


**Worple Road
Wimbledon, SW19 4JB**

Offers In Excess Of £500,000 Leasehold



A beautifully presented two double bedroom maisonette with private outside space, conveniently located between Wimbledon Town and Raynes Park. Offering over 790 sq ft of well-appointed living space, the property comprises two generous double bedrooms, a bright and airy reception room, eat in kitchen, and a modern bathroom suite. The property enjoys easy access to the excellent transport links, shopping, dining and leisure facilities of both Wimbledon and Raynes Park. Wimbledon Chase station is also within close proximity, making this an ideal home for commuters and professionals alike. Further benefits include a long lease, ample storage space, and an allocated, off-street parking space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

- Two Double Bedrooms
- Allocated Off Street Parking
- Excellent Transport Links
- Courtyard and Communal Gardens
- Spacious Living Space
- Leasehold - 149 Years Remaining
- Service Charge - £5000 Per Annum
- Ground Rent - £125 Per Annum
- EPC rating D
- Council Tax Band D

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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

