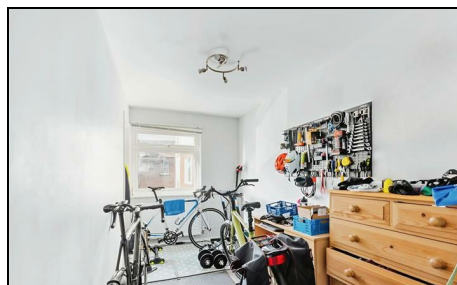


Stanton Road West Wimbledon, SW20 8RN

Offers Over £450,000 Leasehold

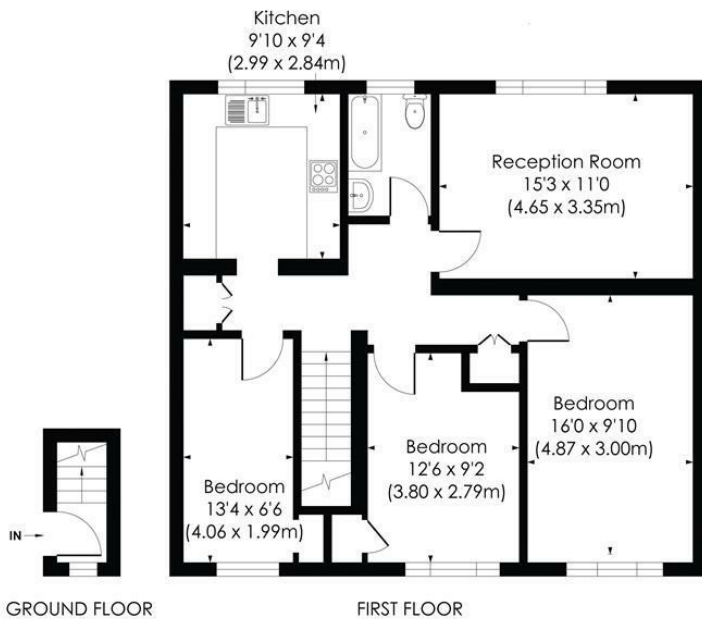


NO ONWARD CHAIN - This well presented and spacious 852 sq.ft, **THREE DOUBLE BEDROOM** first floor Maisonette is perfectly located for both Raynes Park and Wimbledon Stations. An excellent first/second time purchase or buy to let investment benefiting from residents parking, spacious reception room, modern kitchen and bathroom.

STANTON ROAD, SW20

Approx. Gross Internal Floor Area

852 Sq. Ft/79.19 Sq. m



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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- Three Double Bedroom - 852 sqft - 79.19 sqm
- First Floor Maisonette With Private Entrance
- Modern Kitchen and Bathroom
- Close To Raynes Park and Wimbledon
- Residents Parking and No Onward Chain
- Excellent First Time/Second Time Purchase
- Remaining Lease - 98 Year
- Service Charge - £1,175per year
- EPC - C
- Council Tax Band -D

Energy Efficiency Rating		Current	Possible
Low energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
High energy efficient - higher running costs			
England & Wales		76	81
		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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