

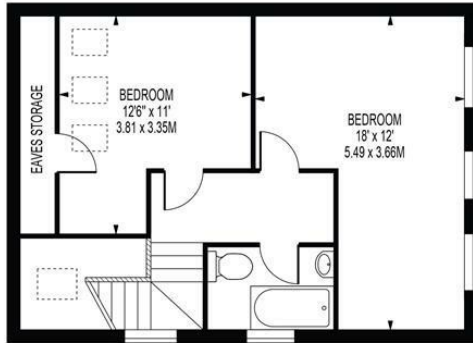
**Stanton Road
West Wimbledon, SW20 8RJ**

£490,000 Leasehold

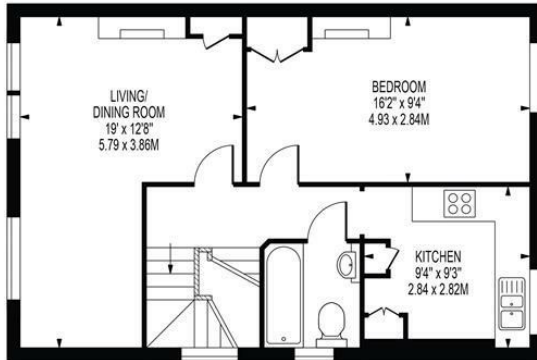


This attractive 1052 sq.ft, three double bedroom, two bathroom split level conversion flat is located on a desirable tree lined road only 0.2 Miles from Raynes Park High Street and Station. This great sized apartment is an ideal first/second time purchase with 136 year lease, no service charge and no onward chain.

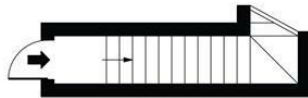
STANTON ROAD
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1052 SQ FT - 97.73 SQ M
 (INCLUDING EAVES STORAGE)
 APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 25 SQ FT - 2.32 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR ENTRANCE
 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.

- Three Double Bedroom
- Split Level Conversion
- Close to Raynes Park Station
- No Onward Chain
- First/Second Floor
- Lease Length 136 Years
- No Service Charge
- Ground Rent - Peppercorn
- EPC - C
- Council Tax Band - C



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)	69	76
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	

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



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

