



## ALEXANDRA ROAD, SW19 7JZ

### Asking Price £280,000

We are pleased to offer a beautifully presented studio apartment, situated moments from Wimbledon Mainline Station and Shopping Centre. This small development benefits from secure off Street parking for one car and offers the perfect position for access to transport, shops, bars and restaurants with the addition of Wimbledon Village being just a short stroll away. Comprising of large studio room together with separate modern fully fitted kitchen and impressive modern bathroom, laminate flooring and neutral decor. This apartment makes the perfect first buy or investment. Offered to the market chain free. Service Charge £1,750 PA. Lease Length 171 Years. Council Tax Band B Merton. EPC rating C.

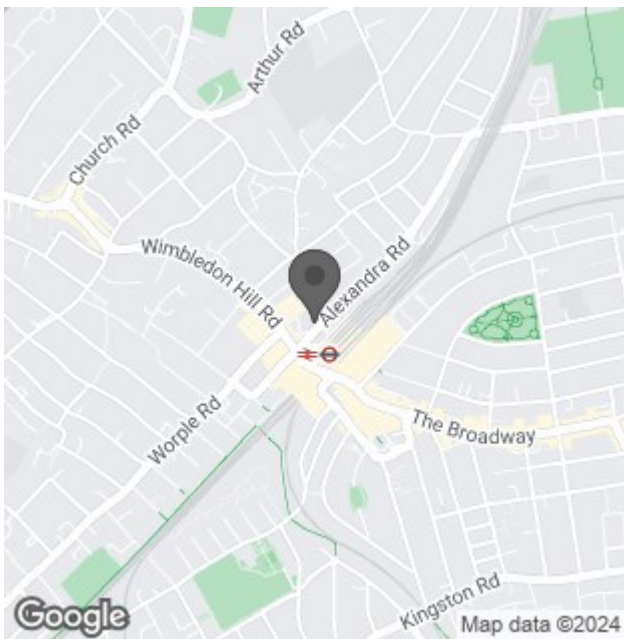


[www.maalems.co.uk](http://www.maalems.co.uk)

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Registered in England & Wales No. 5585458





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For an instant or face to face valuation, please scan the QR code:







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