



CROMWELL ROAD, SW19 8LZ

Asking Price £349,950

Chain Free! Share of freehold! This well presented two bedroom apartment is new to the market and makes the perfect first buy or investment. Situated within a smart gated development boasting off street parking this flat offers an excellent position for the large selection of transport Wimbledon has to offer. Haydons Road Station (Thames Link) can be found on your door step and Wimbledon Mainline and District are only a short walk away. The property comprises two bedrooms, a separate modern kitchen, a tiled wall to ceiling three piece bathroom and the the bonus of living room leading to private balcony. Offering a share of the freehold and secure entry system, this is the perfect lock up and go for any professional wanting access to transport, shops, restaurants and entertainment. Share of Freehold. Council Tax Merton Band C. EPC Rating- C.



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Registered in England & Wales No. 5585458

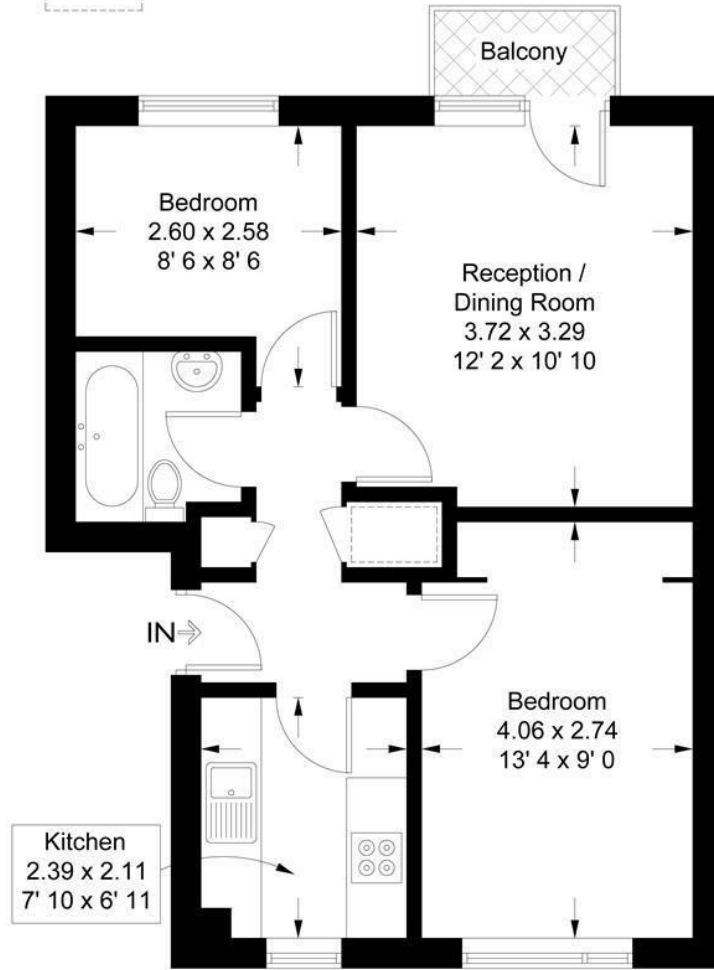


Rosewall Court

Approximate Gross Internal Area = 478 sq ft / 44.4 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 5 sq ft / 0.5 sq m
 Total = 483 sq ft / 44.9 sq m

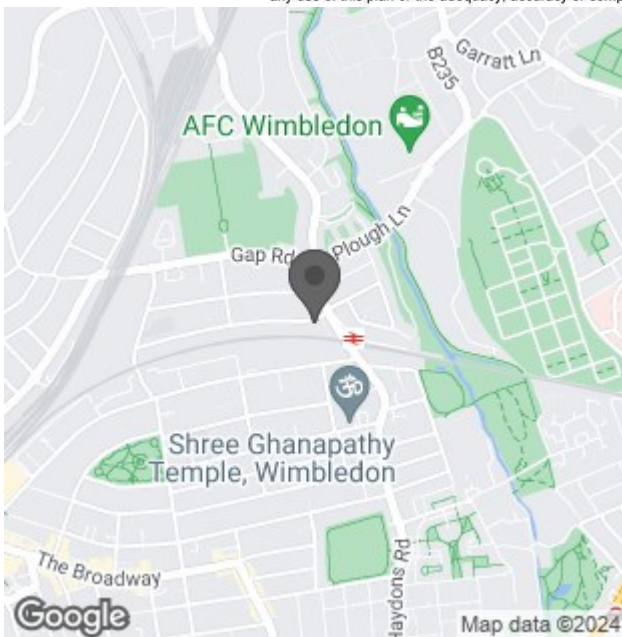


 = Reduced headroom below 1.5m / 5'0



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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

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



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