

Chaucer Way Wimbledon, SW19 1UL

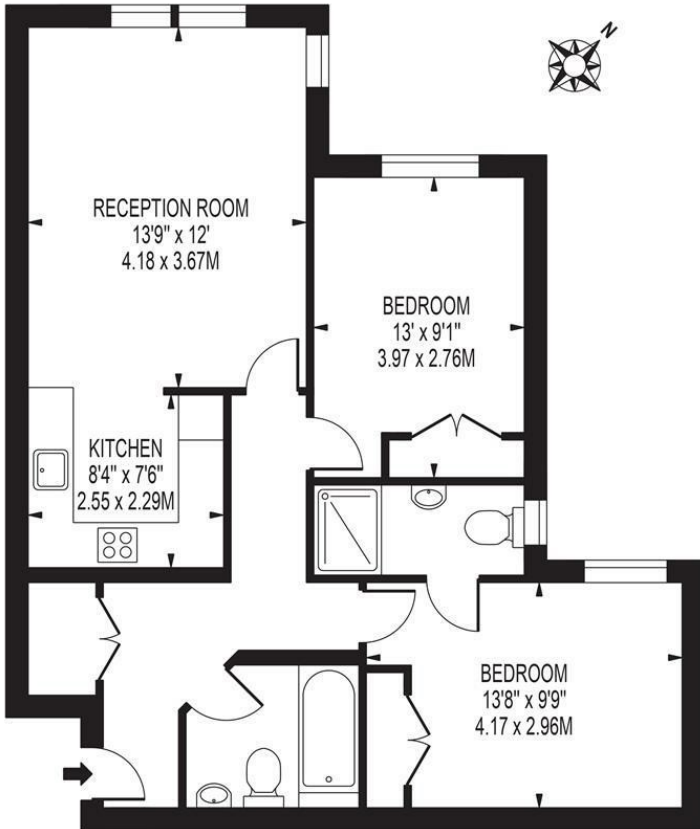
£425,000 Leasehold



A well presented and nicely proportioned, two double bedroom, two bathroom purpose built flat, in excellent condition throughout with allocated off-street parking, located in a quiet gated development within easy reach of Northern Line Tube and the amenities of Wimbledon, Tooting and Colliers Wood. There are two good sized double bedrooms with built in storage, family bathroom, en-suite to master bedroom, spacious bright living room and separate kitchen. This property would make an ideal purchase for first time buyers looking in the area.

PEMBROKE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 728 SQ FT - 67.64 SQ M



GROUND FLOOR

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.



- Two Double Bedrooms
- Two Bathrooms
- Superbly Presented
- Gated Development
- Close To Tube Station
- Allocated Parking
- EPC Rating : C
- Merton Council Tax Band : D
- Lease : 125 Years From 01 October 1998
- Service Charges (Per Annum) : £1,878.36

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		
England & Wales	EU Directive 2002/91/EC	

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