

Battle Close Wimbledon, SW19 1AL

Offers In Excess Of £575,000 Freehold



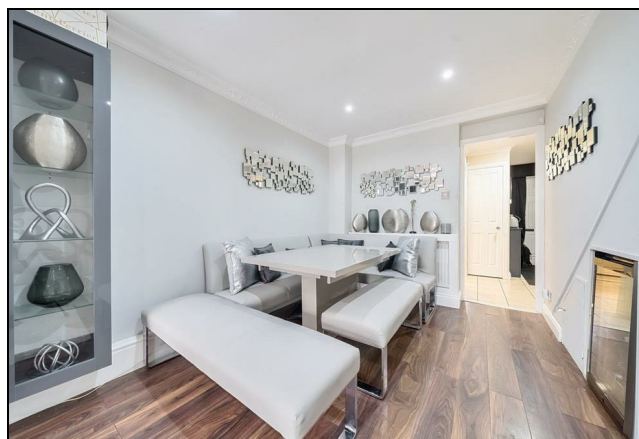
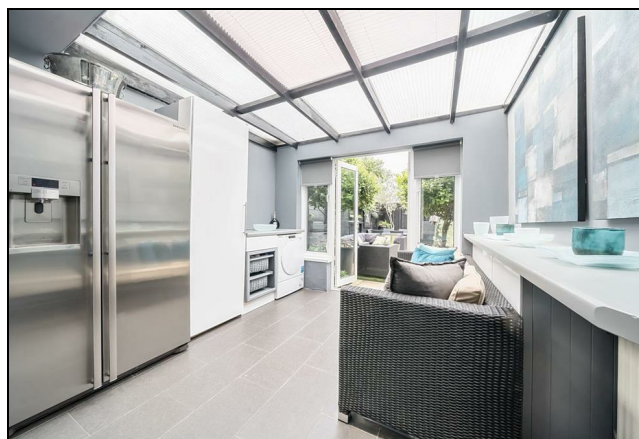
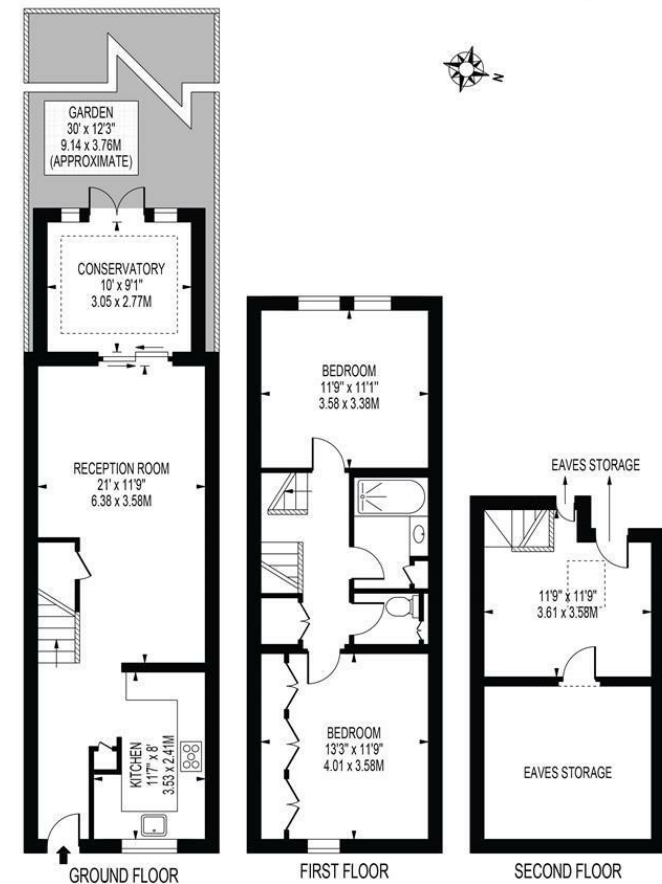
A beautifully presented, two double bedroom, terraced home with off-street parking and a private West facing garden. There is a separate modern kitchen, double length reception room with space for a dining table, great storage and a conservatory with direct access to a pretty garden with rear access. Upstairs are two fantastic bedrooms and a modern family bathroom. These popular houses are conveniently located between Wimbledon Town Centre & Colliers Wood tube station. A great first time purchase if you want a freehold property in the SW19 area.

BATTLE CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1204 SQ FT - 111.81 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 128 SQ FT - 11.88 SQ M



- Freehold House
- Two Double Bedrooms
- Beautifully Presented
- Off Street Parking
- Close To Tube Station
- Private Rear Garden
- EPC Rating : C
- Merton Council Tax Band : D
- Grounds Charge : £400 Per Annum

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	75	
(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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