

## Keats Close Wimbledon, SW19 1TU

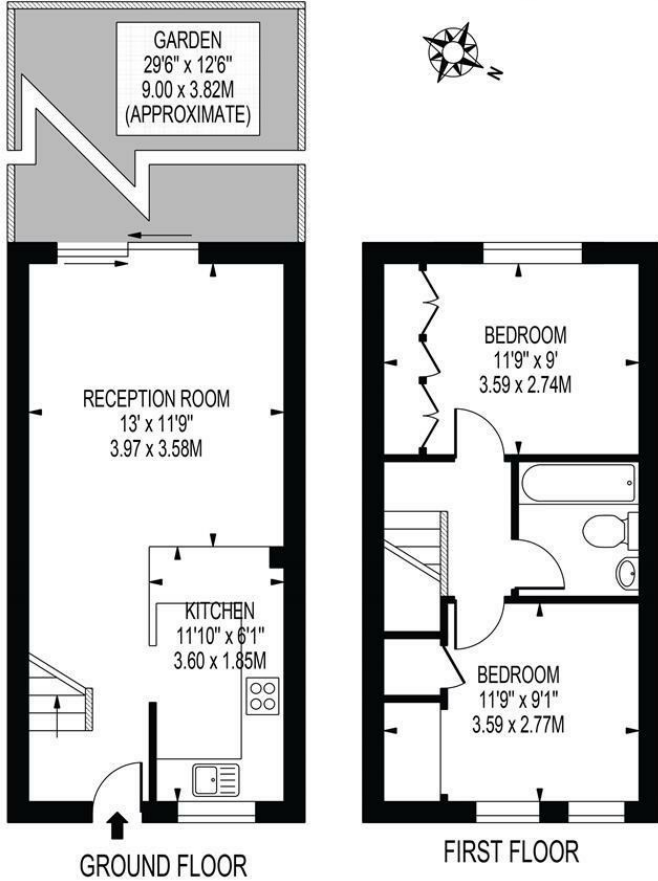
£600,000 Freehold



**A well presented two double bedroom terraced house located close to Colliers Wood Tube Station, within easy reach of both Colliers Wood Tube Station, Wimbledon Town Centre and Tooting High Street. Comprising of a modern fitted kitchen, spacious lounge/diner that leads out onto private south west facing garden. Two double bedrooms and modern fitted bathroom. This property is perfect for the first time buyer looking to get onto the SW19 ladder and further benefits from a garage and no onward chain.**

# KEATS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 586 SQ FT - 54.42 SQ M



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 Bedroom House
- Well Presented
- South West Facing Garden
- No Onward Chain
- Garage
- Close To Tube Station (Northern Line)
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(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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