

**178 Effra Road  
Wimbledon, SW19 8PZ**

**£350,000 Leasehold**



A larger than average one double bedroom, top floor purpose-built apartment with allocated parking, communal gardens and no onward chain, situated in the highly desirable 'South Park Gardens' area of Wimbledon.

Positioned on the third floor and offering over 700 sq ft of living space, this extremely spacious apartment comprises a contemporary open-plan kitchen/diner with integrated appliances, a bright and airy reception, modern family bathroom and a well-appointed double bedroom with built-in storage.

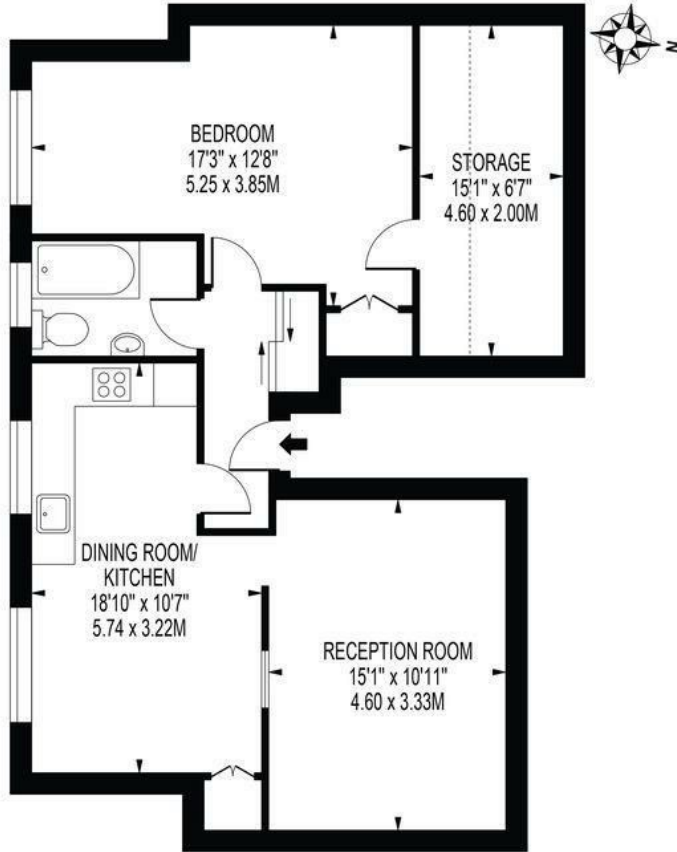
Located on Effra Road, the property is within easy reach of multiple transport links including Haydons Road Thameslink, Wimbledon Mainline and the Northern Line Tube, with Wimbledon Town Centre and High Street 0.7 miles away.

Offered to the market with a lease of 966 years remaining, this is a fantastic first time purchase or buy to let investment.

## ROYSTON LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 735 SQ FT - 68.33 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 64 SQ FT - 5.98 SQ M



### THIRD 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.

- Spacious Top Floor Purpose-Built Flat
- One Double Bedroom
- In Excess of 700 sq ft
- Desirable 'South Park Gardens' Location of Wimbledon
- Allocated Parking and Communal Gardens
- Close Proximity to Multiple Transport Links
- No Onward Chain
- Leasehold - 966 Years Remaining
- Service Charge - £1,440pa, No Ground Rent
- Merton Council Tax Band - D, EPC Rating - C



Energy Efficiency Rating		Current	Target
100-155 kWh/m <sup>2</sup> per year (inc. water heating)	A		
81-100 kWh/m <sup>2</sup> per year (inc. water heating)	B		
61-80 kWh/m <sup>2</sup> per year (inc. water heating)	C		
41-60 kWh/m <sup>2</sup> per year (inc. water heating)	D		
21-40 kWh/m <sup>2</sup> per year (inc. water heating)	E		
1-20 kWh/m <sup>2</sup> per year (inc. water heating)	F		
0-20 kWh/m <sup>2</sup> per year (inc. water heating)	G		
Minimum Energy Efficiency Standard			
EU Directive			
England & Wales			
		75	81

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