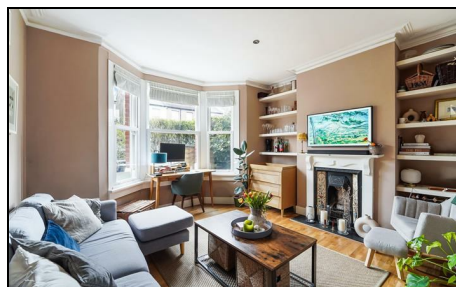


Wycliffe Road Wimbledon, SW19 1ER

£485,000 Leasehold

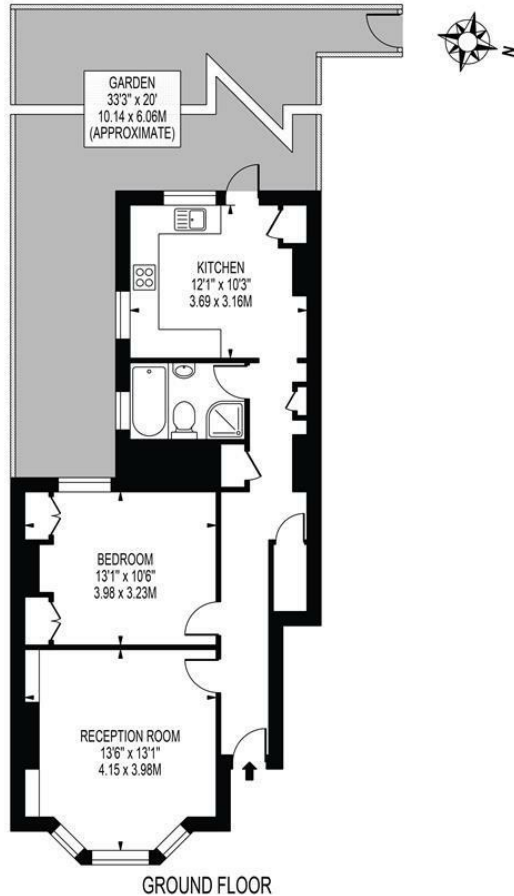


A well presented one double bedroom Victorian ground floor purpose-built maisonette offered to the market with no onward chain and shared garden, conveniently located on a sought after road in Wimbledon and close proximity to both Wimbledon Mainline Station and South Wimbledon Northern Line Tube.

With its own private entrance, comprising a spacious reception, a well appointed double bedroom with built-in storage, a three-piece family bathroom and kitchen at the rear. Doors open out onto a shared west facing garden (shared between the two flats). With an abundance of period features and traditional charm, this is a brilliant first time purchase.

WYCLIFFE ROAD, WIMBLEDON

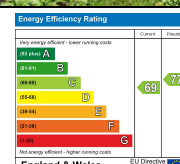
APPROXIMATE GROSS INTERNAL FLOOR AREA: 612 SQ FT - 56.83 SQ M



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.

- Victorian Ground Floor Maisonette
- One Double Bedroom
- Private Entrance & Shared Garden
- Sought After Location in Wimbledon
- Walking Distance to Mainline Station and Northern Line Tube
- No Onward Chain
- Leasehold - 143 Years Remaining
- Annual Service Charges - Ad-Hoc, Annual Ground Rent - £100
- EPC Rating - C
- Merton Council Tax Band - C



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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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Lettings in Merton**

