

**Durham Road
West Wimbledon, SW20 0DF**

£480,000 Leasehold - Share of Freehold

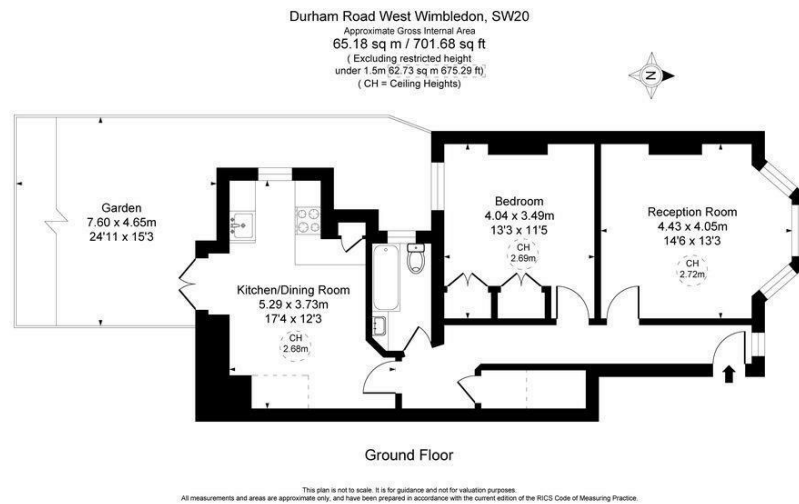


This charming ONE DOUBLE BEDROOM, Victorian ground floor Maisonette has been beautifully maintained throughout with superb room proportions, high ceilings and direct access onto its own lovely West facing garden. There is also ownership of the front garden, a share of freehold with an extended underlying 165 Year Lease, no ground rent and exceptionally low service outgoings (only building insurance and repairs if and when required) and NO ONWARD CHAIN, making this an ideal first/second time purchase or downsize move.

Ideally positioned on a desirable Road of West Wimbledon, close to the open space of Holland Gardens, Cottenham Park and Wimbledon Common and within easy access to Raynes Park High Street and Station.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) 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



- One Double Bedroom - Victorian Maisonette
- Private Front And Rear Gardens
- Share Of Freehold With An Extended 165-Year Lease
- No Ground Rent And Low Service Outgoings
- Beautifully Presented Throughout
- Easy Access To Cottenham Park And Holland Gardens
- Close To Raynes Park High Street And Station
- No Onward Chain
- EPC - D
- Council Tax Band - D

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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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