

FOR SALE



Woburn Close, Wimbledon, SW19

Offers In The Region Of £325,000 Leasehold

 **1**

 **1**



samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

Well-presented one double bedroom first floor flat with off street parking, ideally situated in a very quiet South Wimbledon cul-de-sac location close to Wimbledon, within easy reach of transport links and amenities. The property offers bright, well-planned accommodation with modern interiors and neutral finish throughout - ideal for first time or investment purchaser alike. Features include an inviting reception room, large well equipped eat-in kitchen/breakfast room, bathroom with white suite, gas central heating, double glazing, and ample inbuilt storage including access to a boarded loft for further storage spanning the length of the property.

Accommodation comprises entrance hall leading into the light and airy reception room with ample space for relaxing and dining, and access out onto the delightful private balcony. The separate kitchen, with generous inbuilt storage. There is a spacious double bedroom with three doors built in wardrobe, and a modern bathroom.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	76	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.





Material Information

Tenure – Leasehold

Length Of Lease – 99 years remaining

Service Charge – £933

Ground Rent – £10

Council Tax Band – B

Local Authority – Merton Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



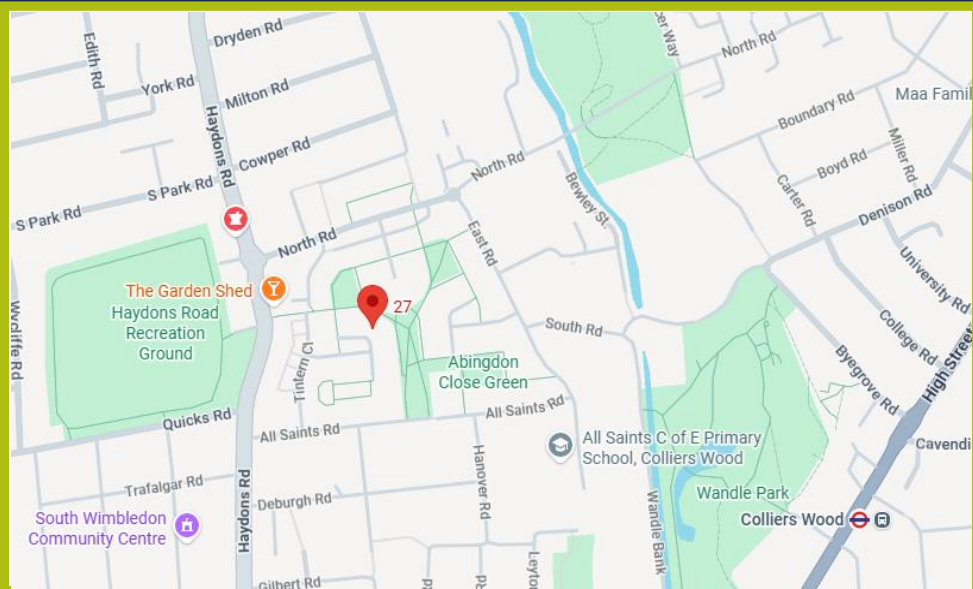
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

