

**41a Latimer Road  
Wimbledon, SW19 1EW**

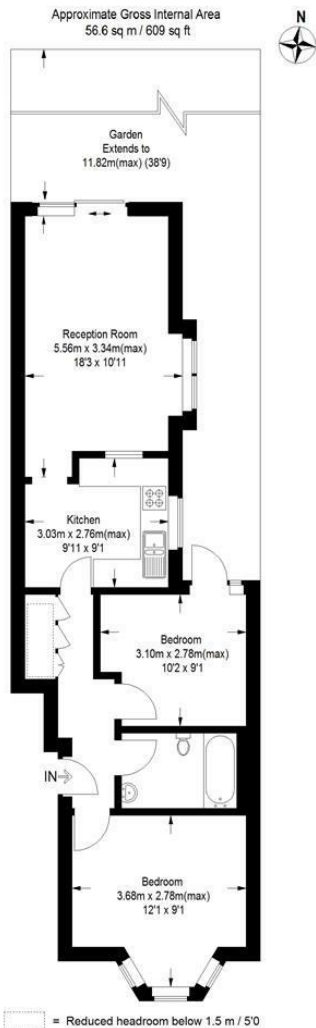
**£625,000 Leasehold**



**An exceptionally well presented and modern, two bedroom, ground floor Victorian flat with a South-facing garden, situated in this tree lined street in a prime Wimbledon location, conveniently placed for Wimbledon Town centre, station & amenities with District line and Northern line services nearby. This bright and airy flat has a large open plan kitchen/living room that lead directly to the sunny, low maintenance, private garden, a well-appointed remodelled bathroom suite and two double bedrooms. Sold with no onward chain and a new lease of 175 years. An early viewing is highly recommended.**

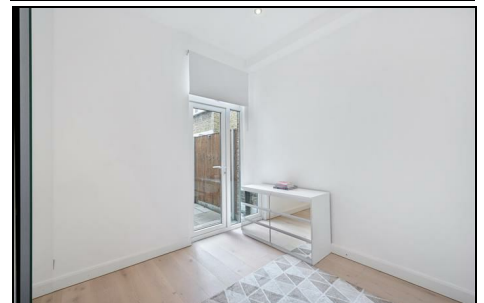
## Latimer Road, SW19

Approximate Gross Internal Area  
56.6 sq m / 609 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them. Copyright Bespokeplans.co.uk 2020 (ID693608)

- Victorian Ground Floor Flat
- Two Double Bedrooms
- Recently Installed Kitchen and Bathroom
- Open-Plan Kitchen/Dining/Living Area
- Excellent Transport Links
- High Specification Throughout
- Large Private Garden
- Leasehold - 86 Years Remaining. Being Sold With A New Lease of 175 Years
- Service Charge - £382pa, Ground Rent - £100pa
- Council Tax Band C - EPC Rating C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	91-100		
B	81-90		
C	69-80	71	79
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

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