Ellisons

Wimbledon
Sales
13 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 9494
E wimbledon@ellisons.uk.com
www.ellisons.uk.com

Russell Road
Wimbledon, SW19 1LN

£625,000 Leasehold - Share of Freehold









A superbly presented and rarely available three double bedroom split-level Victorian conversion flat with private roof terrace, share of freehold ownership and no onward chain. Enviably located in the heart of the highly desirable ''Ministers'' area of Central Wimbledon, moments from numerous transport links and Wimbledon High Street.

Positioned on the upper two floors of a wider than average End of Terrace period property and offering just under 900 sq ft of living space, comprising three double bedrooms on the first floor with a separate family bathroom. The loft has been converted by the current owners to create a bright and airy open-plan reception, a modern kitchen with high-specification integrated appliances and a sunny south facing private roof terrace with views over Wimbledon Town.

Located on Russell Road, a short walk to both South Wimbledon Northern Line Tube and Mainline Station, with Outstanding schools nearby.

Offered to the market with the bonus of share of freehold ownership, an exceptionally long lease, no set maintenance charges, residential permit parking and no onward chain, this is a fantastic first time purchase in one of Wimbledon's most sought after postcodes.

RUSSELL ROAD, SW19

Approx. Gross Internal Floor Area

898 Sq. ft/83.40 Sq. m (Including reduced height)
818 Sq. ft/76.07 Sq. m (Excluding reduced height)



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



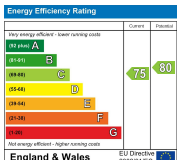












- Victorian Split-Level Conversion Flat
- "Ministers" Area of Wimbledon
- Three Double Bedrooms
- Private Roof Terrace
- Open-Plan Reception
- Close to Wimbledon Town Centre & Transport Links
- No Onward Chain
- Share of Freehold (Underlying Lease of 956 Years)
- Ad-Hoc Service Charges, No Ground Rent
- EPC Rating - C, Merton Council Tax Band - C

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494

arla | propertymark PROTECTED

naea | propertymark PROTECTED

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

Celebrating 30 years of successful Sales and Lettings in Merton

30 YEARS 1989–2019