Ellisons

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Havelock Road
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£350,000 Leasehold



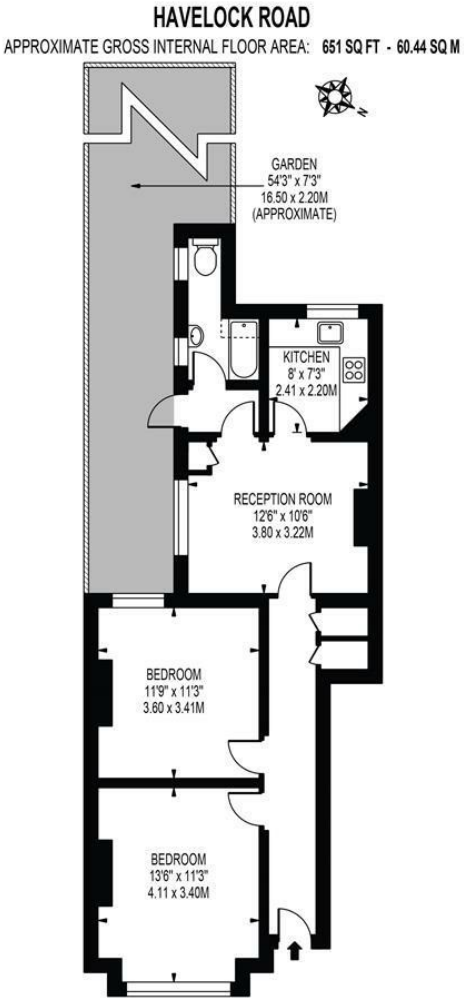






Offered to the market with no chain, a rarely available two double bedroom ground floor, purpose built Edwardian garden maisonette located in a sought after quiet tree lined road within easy reach of Wimbledon Tube, Mainline and Thameslink stations, as well as outstanding local schools.

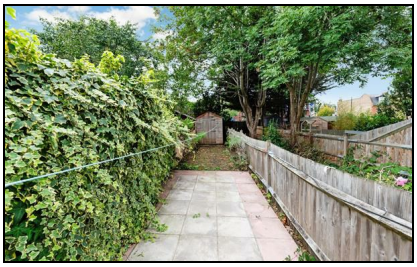
In need of modernisation, this bright and airy flat comprises two well-appointed double bedrooms, a separate reception, kitchen and bathroom, with direct access to a South-West facing private garden making this an ideal purchase for a first time buyer. Flats of this quality are rare in this location so a viewing early is recommended to avoid disappointment. A new Lease will be issued upon completion.



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.

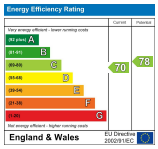








- Ground Floor Victorian Maisonette
- Two Double Bedrooms
- South-West Facing Private Garden
- No Onward Chain
- Excellent Transport Links
- Leasehold - New Lease to be issued upon completion
- Service Charge : TBC Ground Rent: TBC
- Buildings Insurance: 50/50 split
- EPC Rating C
- Merton Council Tax Band C



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