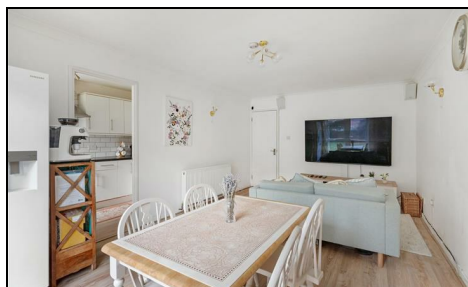


Henfield Road Wimbledon, SW19 3HU

£450,000 Leasehold - Share of Freehold



A well presented two-bedroom ground floor apartment, featuring a bright south-facing reception, direct access to communal gardens, and the added advantage of Share of Freehold. Quietly tucked away within a tranquil residential pocket, yet within easy reach of Wimbledon Town Centre, this home offers an exceptional balance of calm and convenience, while also being well placed for Dundonald and Wimbledon Chase schools.

The south-facing reception enjoys excellent natural light and opens directly onto the gardens, creating a wonderful sense of space and openness. The accommodation is well arranged, comprising a separate modern kitchen, two well-proportioned bedrooms with built-in wardrobes, and a family bathroom.

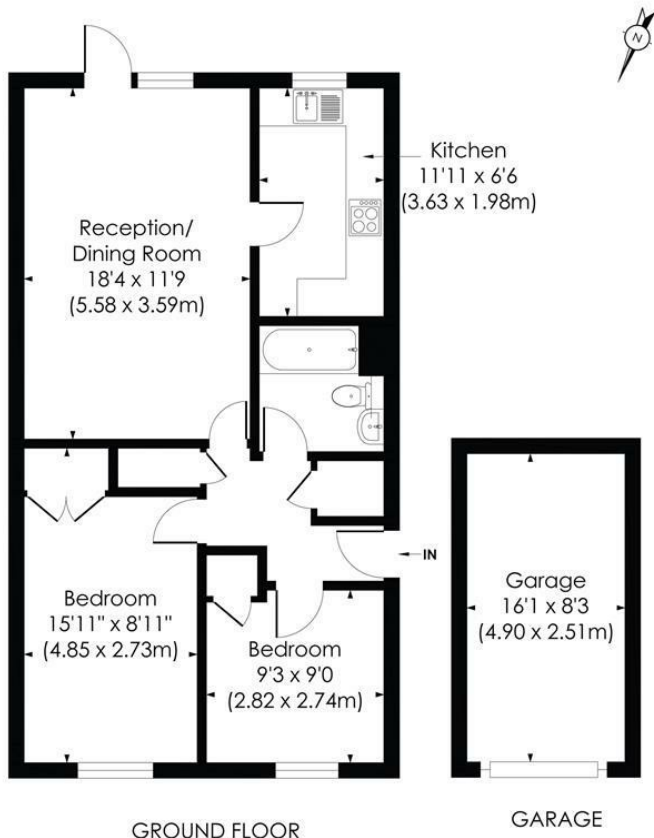
Further benefits include a private garage, permit parking availability on Henfield Road, and an exceptionally long lease with no ground rent. This makes it an ideal first-time purchase or investment in a peaceful yet well-connected Wimbledon setting.

HENFIELD ROAD, SW19

Approx. Gross Internal Floor Area

777 Sq. ft/72.12 Sq. m (Incl. Garage)

644 Sq. ft/59.87 Sq. m (Excl. Garage)



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

- Well Presented Ground Floor Purpose-Built Apartment
- Two Bedrooms
- South-Facing Reception Bathed in Natural Light
- Direct Access to Communal Gardens
- Private Garage & Permit Parking Availability
- Close Proximity to Multiple Transport Links and Outstanding Schools
- Share of Freehold (983 years on Underlying Lease)
- Annual Service Charges: £2170.60, No Ground Rent
- EPC Rating - C
- Merton Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - best energy grade	A		
Energy efficient	B		
Decent	C	77	78
Needs improvement	D		
Less energy efficient	E		
Very less energy efficient	F		
Least energy efficient	G		
Reference: http://www.epc.gov.uk EPC Energy Rating Scheme for Great Britain and Northern Ireland England & Wales			

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