

Chapter Way South Wimbledon, SW19

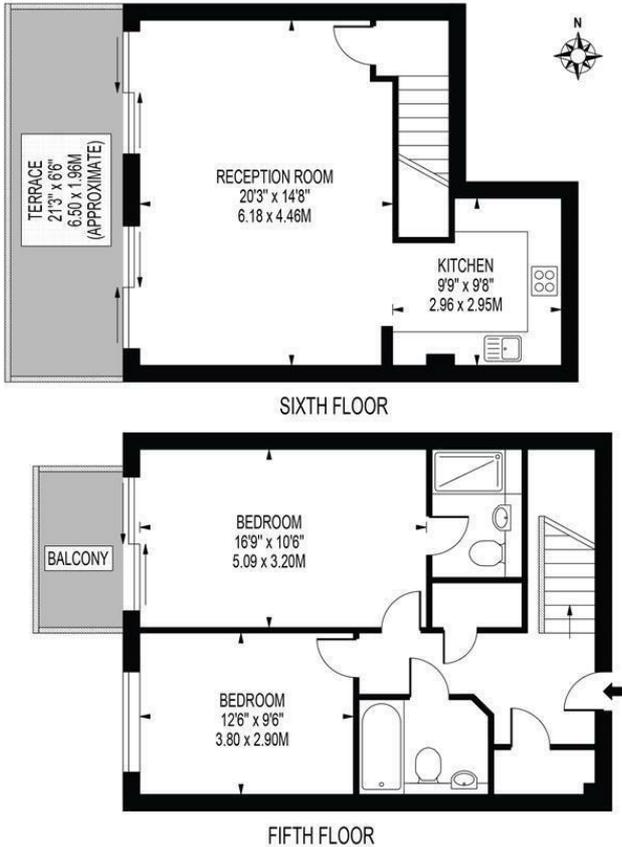
£550,000 Leasehold



A simply stunning duplex penthouse apartment. This immaculately presented property spans 972 sq ft over two floors and forms part of the award-winning and highly sought-after Merton Abbey Mills development. Located close to all amenities, including the brand-new David Lloyd Health Club, M&S, and Abbey Mills Market, as well as the open spaces of the River Wandle and Morden Hall Park. The property boasts two large double bedrooms, two bathrooms (one being an en suite), a modern fully fitted kitchen, and a gorgeous reception room leading to a large west-facing private roof terrace. There is a further private balcony leading from the master bedroom, as well as a dedicated private off-street parking space.

VISTA HOUSE, CHAPTER WAY SW19

APPROXIMATE GROSS INTERNAL FLOOR AREA: 972 SQ FT - 90.28 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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 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.



- Duplex Penthouse Apartment
- Two Double Bedrooms and Two Bathrooms
- Two Private Terraces
- Allocated Private Off Street Parking
- Beautiful Far Reaching Views
- Short Walk From Central Wimbledon and Northern Line Underground Stations
- EPC Rating : C
- Merton Council Tax Band : E
- Lease : 125 Years From 01 January 2004
- Ground Rents (Per Annum) : £250 - Service Charges (Per Annum) : £3,282

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

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



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

