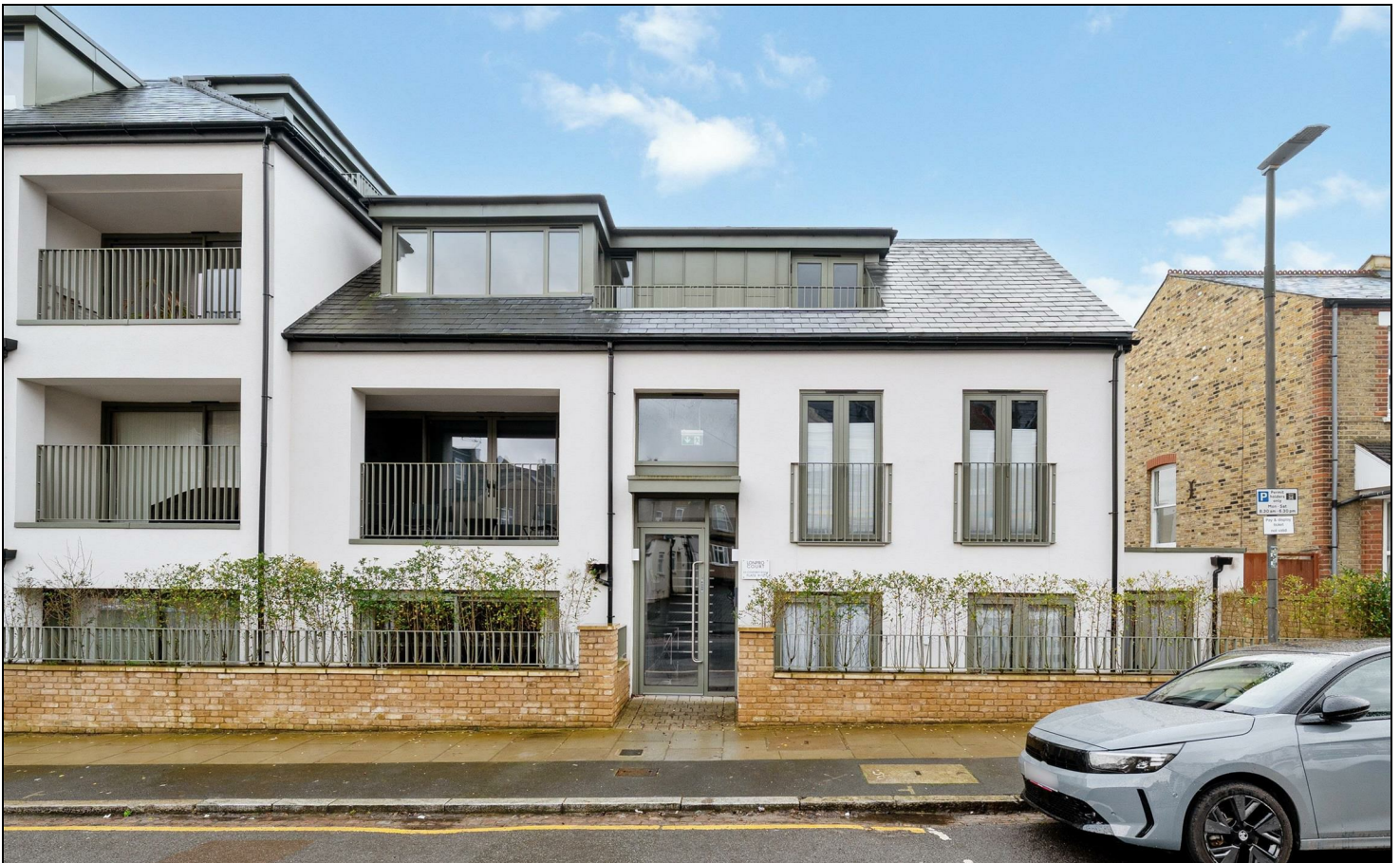


Cowdrey Road Wimbledon, SW19 8NF

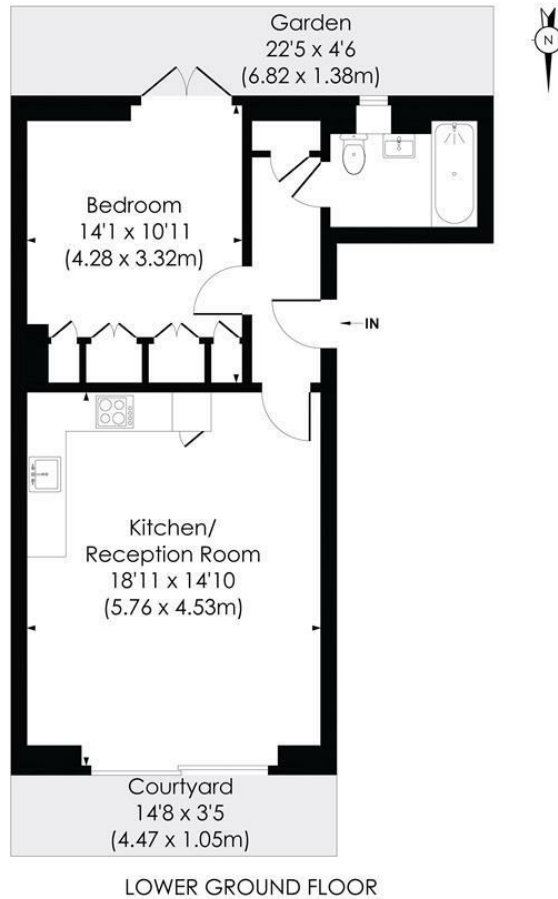
£450,000 Leasehold



A wonderful one double bedroom ground floor flat with a private patio garden, located in a small cul-de-sac off Haydon's Road, close distance to Wimbledon Town and Station, a highly convenient location within close proximity of fantastic commuter routes as well as open green spaces around the River Wandle. Offering over 500 sq.ft of living space and finished to a high specification throughout with underfloor heating throughout the apartment, luxurious bathroom suites and a stylish kitchen integrated with BOSCH smart appliances finished with Quartz worktops. Offered with no onward chain, the property would make an ideal first time purchase for someone looking for a "turn-key" property.

COWDREY ROAD, SW19

Approx. Gross Internal Floor Area
531 Sq. ft/49.36 Sq. m

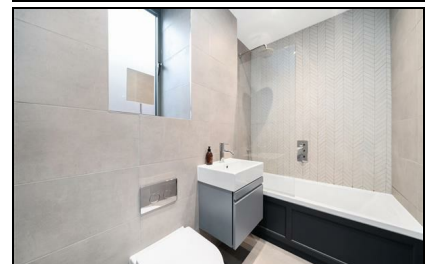
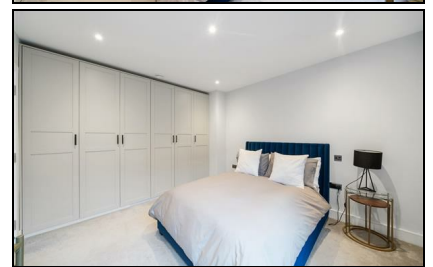


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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

- Spacious Ground Floor Apartment
- One Bedroom
- Open-Plan Living
- Kitchens Integrated with BOSCH Smart Appliances
- Bathroom Suite
- Private Patio
- Close To Multiple Transport Links With Direct Access Into London
- Leasehold - 147 Years Remaining
- Peppercorn Ground Rent - Service Charge £1,120 Per Annum
- Council Tax Band E - EPC Rating B



Energy Efficiency Rating		Current	Future
105-149 kWh/m ² per year (band A)	A		
81-104 kWh/m ² per year (band B)	B		
66-80 kWh/m ² per year (band C)	C		
55-65 kWh/m ² per year (band D)	D		
46-54 kWh/m ² per year (band E)	E		
39-45 kWh/m ² per year (band F)	F		
31-38 kWh/m ² per year (band G)	G		

EU Directive 2002/91/EC

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

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