

FOR SALE



Woburn Close, Wimbledon, SW19

Offers In The Region Of £325,000 Leasehold

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Property Description


Well-presented one double bedroom first floor flat with off street parking, ideally situated in a very quiet South Wimbledon cul-de-sac location close to Wimbledon, within easy reach of transport links and amenities. The property offers bright, well-planned accommodation with modern interiors and neutral finish throughout - ideal for first time or investment purchaser alike. Features include an inviting reception room, large well equipped eat-in kitchen/breakfast room, bathroom with white suite, gas central heating, double glazing, and ample inbuilt storage including access to a boarded loft for further storage spanning the length of the property.

Accommodation comprises entrance hall leading into the light and airy reception room with ample space for relaxing and dining, and access out onto the delightful private balcony. The separate kitchen, with generous inbuilt storage. There is a spacious double bedroom with three doors built in wardrobe, and a modern bathroom.

Disclaimer

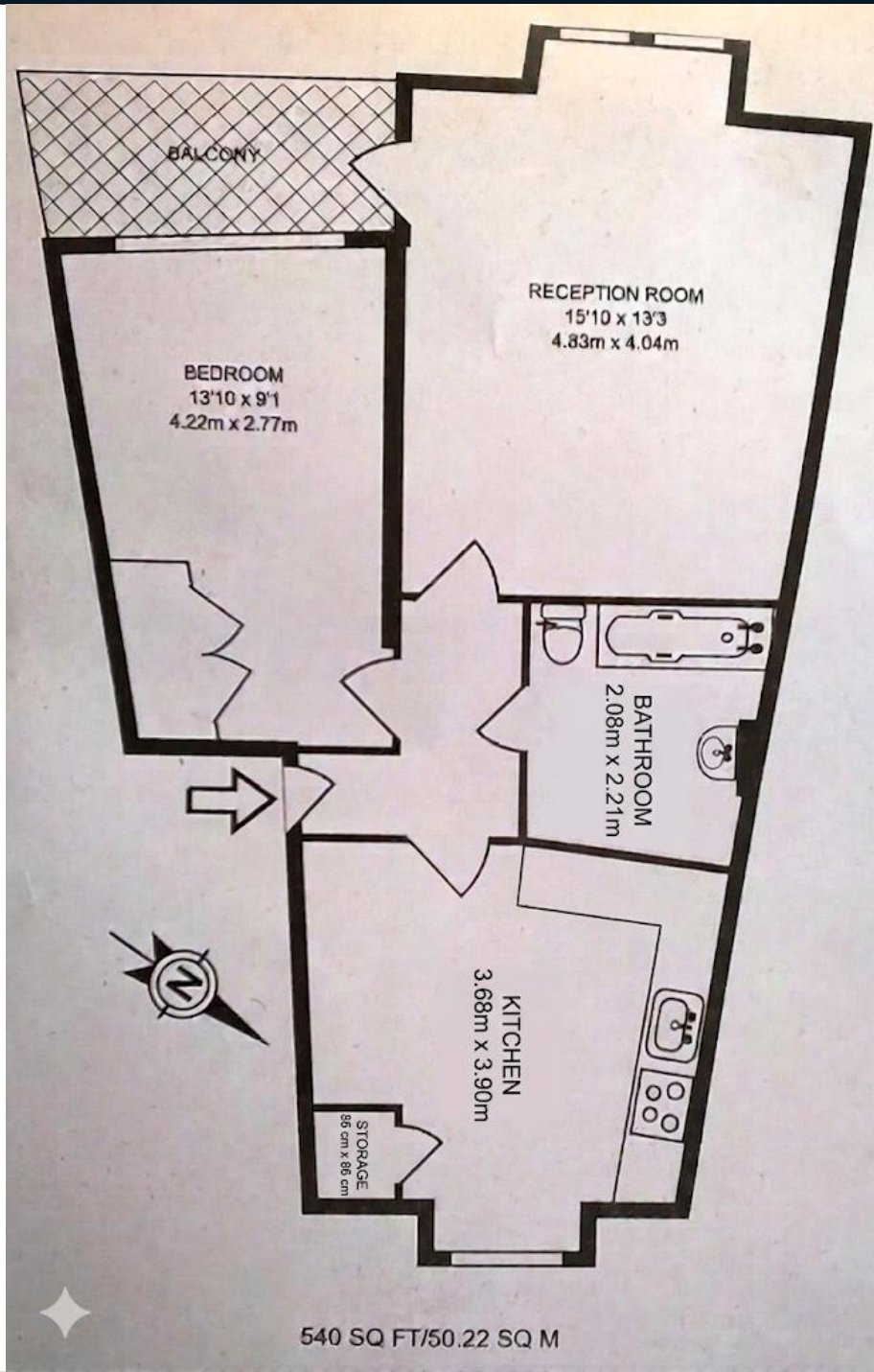
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| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | 76 | 78 |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |







540 SQ FT/50.22 SQ M

Material Information

Tenure – Leasehold

Length Of Lease – 99 years remaining

Service Charge – £933

Ground Rent – £10

Council Tax Band – B

Local Authority – Merton Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



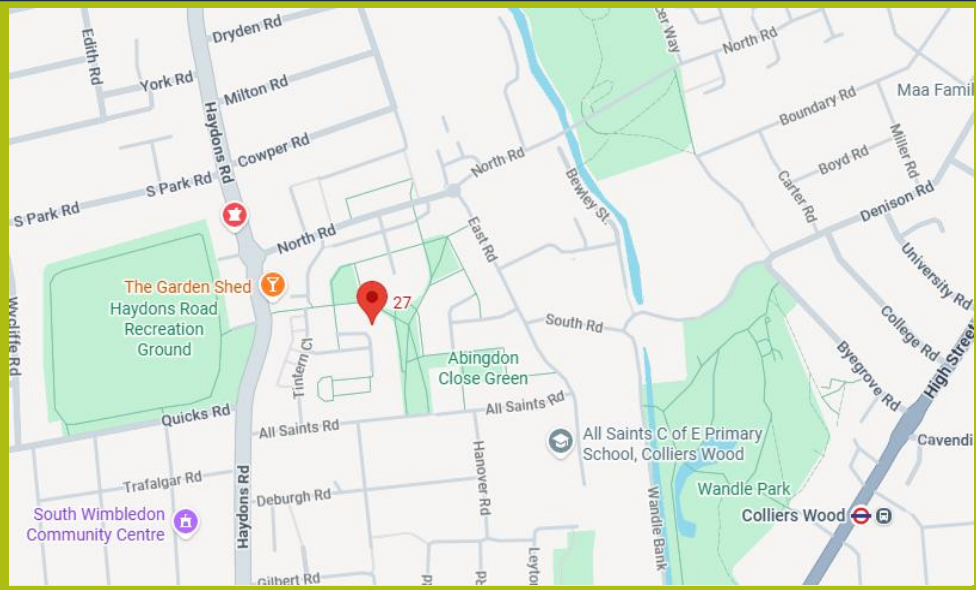
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

