

1 Bed Studio In Mertonhall Road London, London, SW19 3PP

£279,950





SHORT DESCRIPTION

Property Ref: 17375 Ground Floor Studio Apartment with Private Lawned Front Garden **PROPERTY HIGHLIGHTS** • Ground Floor Studio Apartment • Bright Open-Plan Living, Dining & Sleeping Area • Separate Modern Kitchen • Bathroom • Private Lawned Front Garden – a particularly attractive and unusual feature • Long Leasehold – approximately 150 years remaining • Low Service Charge – approximately £900 per annum • No Ground Rent • EPC Rating: E • Council Tax Band: C • No Onward Chain • Ideal First Home, Pied-à-Terre or Investment Opportunity **PROPERTY DESCRIPTION** A well-presented ground floor studio apartment set within an attractive character building in a highly sought-after residential location, close to the picturesque Dundonald Park. The property offers well-proportioned accommodation comprising an open-plan reception, living and sleeping area, together with a separate kitchen and bathroom. A particular feature of the property is the lawned front garden, providing a pleasant outdoor space and adding considerable appeal to this charming apartment. Wimbledon Town Centre is within easy reach, offering an excellent choice of shops, restaurants, leisure facilities and transport connections. The desirable Wimbledon Village and Wimbledon Common are also conveniently accessible. With its attractive character setting, private garden, long lease and low annual service charge, this property represents an excellent opportunity for a first-time buyer, pied-à-terre purchaser or investor. Offered for sale with no onward chain. Property Type: Studio Full selling price: £279950.00 Pricing Options: Fixed Price Tenure: Leasehold Remaining lease (In Year): 150 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £900.00 Council tax band: C EPC rating: E Measurement: 294 sq.ft. Outside Space: Front Garden Parking: Residents, On street Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Tenanted(under 1 month notice period) -----

1

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	27 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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