



Auction

## 2 bed apartment to buy in SW19

Nelson Grove Road, London, ., SW19 2LJ

**£305,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Vacant possession
- ✓ Leasehold
- ✓ Two generous double bedrooms
- ✓ Second-floor purpose-built
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Description

### Location

Occupying an excellent position within this popular residential area, the property is just a short walk from South Wimbledon Underground Station (Northern Line) and Morden Road Tram Stop, offering fast and convenient access to Central London and the surrounding areas. Wimbledon town centre is also within easy reach, providing an extensive range of shops, restaurants, cafés, leisure facilities, and excellent transport connections.

The immediate area benefits from an abundance of local amenities including Sainsbury's, Tesco express, Marks & Spencer, Merton Abbey Mills, GP surgeries, pharmacies, dentists, and a variety of independent retailers, making this an exceptionally convenient and desirable place to live.

### Description

A bright and well-maintained two-bedroom apartment situated on the second floor of a purpose-built development. The accommodation comprises two spacious bedrooms, a generous separate reception room with access to a private balcony, a fitted kitchen, and a family bathroom.

The property is presented in excellent decorative order and further benefits from gas central heating and double glazing throughout as well as solar panels generating heated water.

### Investment & Owner-Occupier Appeal

Offered with vacant possession, this attractive apartment presents an outstanding opportunity for investors, first-time buyers, downsizers, or owner-occupiers seeking a home in a highly desirable South West London location.

The property's excellent transport links, strong local amenities, and enduring demand for quality accommodation within the SW19 postcode make it well suited for both owner occupation and the private rental market.

An early viewing is highly recommended.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 106

Annual Service Charge Amount: £3,148.00

Price: Starting Bid £305,000

Property Type: Apartment

Year built: 2008

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas, Solar Water

Electric: National Grid

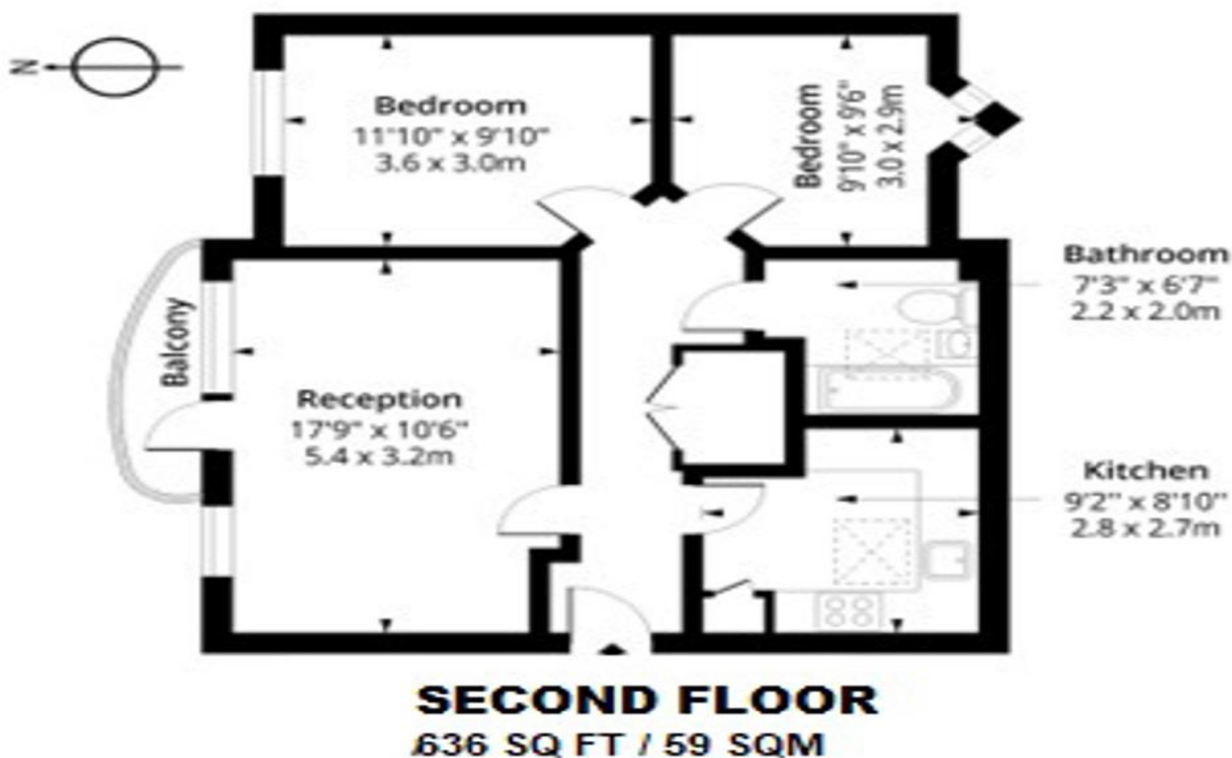
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



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

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Contact your local branch today for more information on this property:

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