



Flat 1, 1B Delamere Road, London SW20 8PS

Asking Price: £390,000

Share of Freehold

EPC Rating C - Council Tax Band C





Flat 1, 1B, Delamere Road, London SW20 8PS

Asking Price: £390,000

Introducing a charming one-bedroom maisonette nestled in a coveted location that offers the best of Raynes Park, Wimbledon Village and Wimbledon town centre. The accommodation comprises a larger than average reception room, separate kitchen, one double bedroom with ample fitted storage, modern bathroom and separate WC. The property also benefits from significant additional storage. One of the standout features of this delightful home is the direct access it offers to the communal garden. With lawn and patio areas it's the ideal space for al fresco dining, entertaining friends, or simply enjoying a morning coffee. This space is also significantly enhanced by not being overlooked.

Convenience is at your doorstep with the prime location. Situated close to Raynes Park, Wimbledon Village and Wimbledon town centre, you'll have easy access to an array of amenities, including shops, cafes, restaurants, excellent transport links and the green open spaces of Wimbledon Common. In addition, the property is offered with a share of the freehold and is also offered with no onward chain. There are currently 83 years remaining on the lease.

Service charge is £900pa and ground rent is £50pa.

Council Tax Band C and EPC Rating C.



Front Garden

With block paving and lined with plane trees

Entrance Hall

With hard flooring, fitted storage cupboards and shelving, large storage cupboard with lighting, radiator.

Reception Room

Fitted wooden shelving and cupboard space, UPVC windows to front elevation, space for dining table and chairs, plantation shutters, radiator, power points.

Kitchen

With tiled floor, a range of fitted wall and base level units, Corian worksurfaces, single ceramic sink unit with accompanying mixer tap, part tiled walls, fitted electric oven, fitted gas hob, fitted extractor hood, fitted base level fridge freezer, space for washing machine, spotlights, combination boiler, power points, UPVC window to rear elevation overlooking communal gardens.





Bathroom

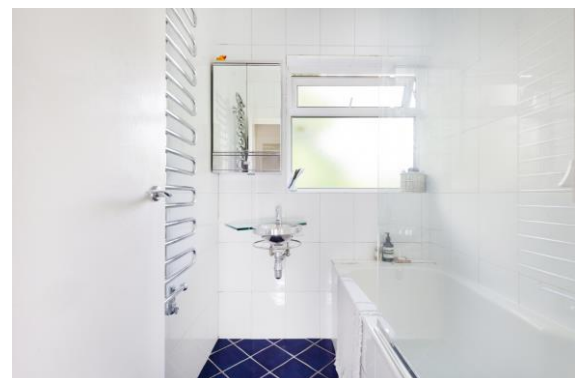
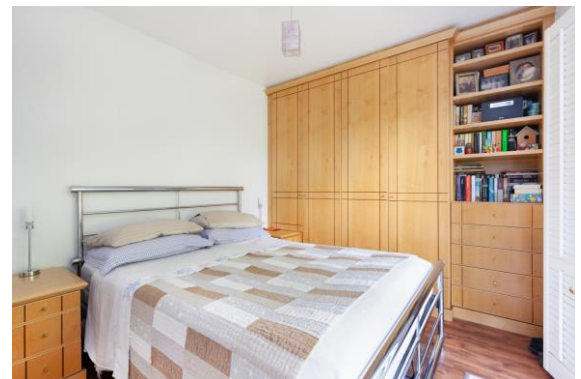
With tiling throughout, suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap, frosted UPVC to rear elevation, heated towel radiator and mirrored storage cupboard.

Bedroom

With hard flooring, range of fitted storage cupboards and drawers, UPVC doors to rear elevation leading to communal gardens, plantation shutters, radiator and power points.

Separate WC

With hand wash basin, WC, fully tiled, mirrored storage cabinet.





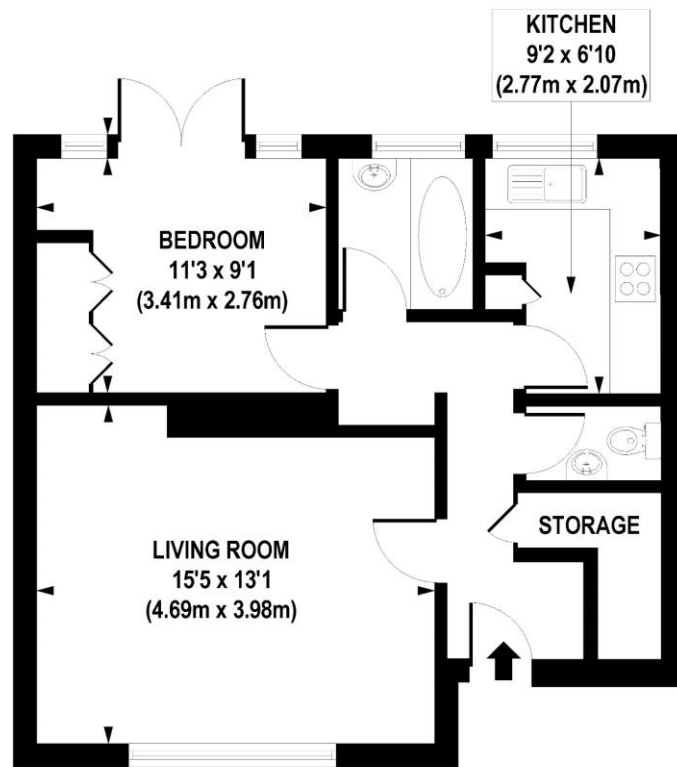
Communal Gardens

With lawn, patio area with walkways, archway trellis with roses and gated side access to front of property.



- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...



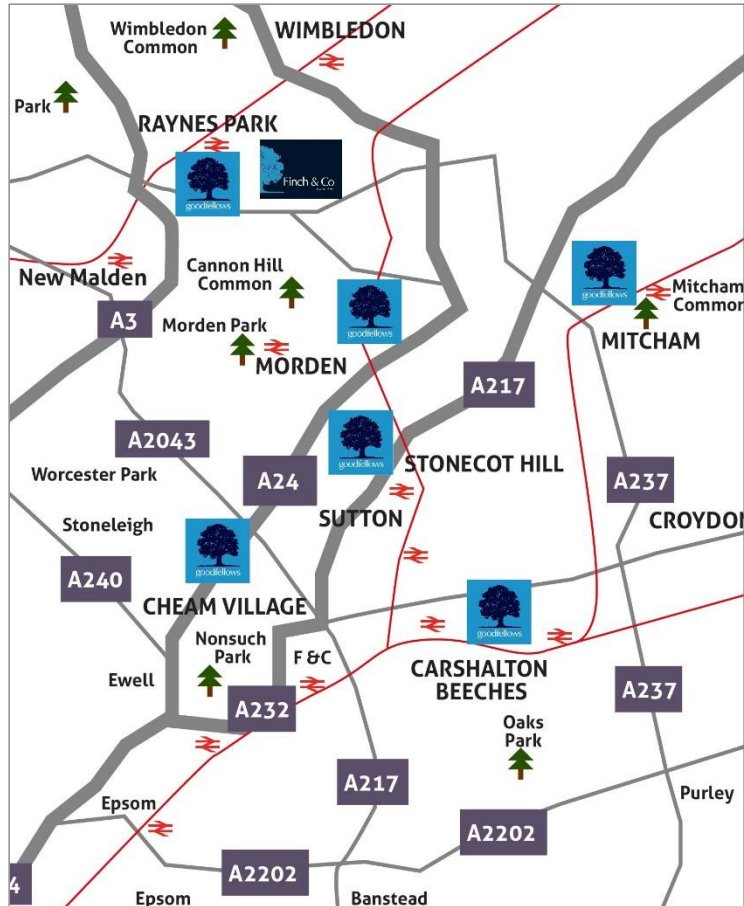
GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 512.9 sq. ft / 47.65 q. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING

Goodfellows Branch Network



Local Authority
Merton Council

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

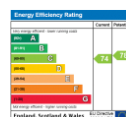
This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

Goodfellows - Morden

99-103 London Road, Morden, SM4 5HP
T: 020 8640 3330
morden@goodfellows.co.uk
www.goodfellows.co.uk



For full EPC please contact the branch