



Wycliffe Road, Wimbledon

£495,000 Leasehold

Refurbished Maisonette - 2 Double Bedrooms - Private Garden
Contemporary Kitchen/Living Room - Central Wimbledon Location
Elegant Bathroom - EPC 'D' - Gas Central Heating - No Chain
South & Central Wimbledon Tube & Shops Around The Corner



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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

London Borough of Merton
Tax Band C
Leasehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	67		
(35-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.