



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

MANOR ROAD WIMBLEDON CHASE



SOLD

REF: 321744

2 Bed, Period Maisonette, Private Garden

Private front and rear garden - Two bedrooms - Long lease - Ground floor maisonette - Spacious reception room - Short walk to shops/amenities and transport

Manor Road, SW20. Spacious ground floor maisonette with large private garden. Situated in a quiet residential road opposite John Innes Park and on the edge of the John Innes Conservation area. It is just a short walk from a number of local amenities, Wimbledon Chase BR station and great local schools. The property comprises a reception room, two double bedrooms, eat-in kitchen and bathroom. It further benefits from front and rear gardens, gas heating with 'combi' boiler and plenty of storage... [continued below](#)

Train/Tube - South Merton, Merton Park, Dundonald Road, Wimbledon Chase

Local Authority/Council Tax -

Tenure - Leasehold

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Reception Room



Eat-in Kitchen



Bedroom One



Bedroom Two



Bathroom



Private Rear Garden



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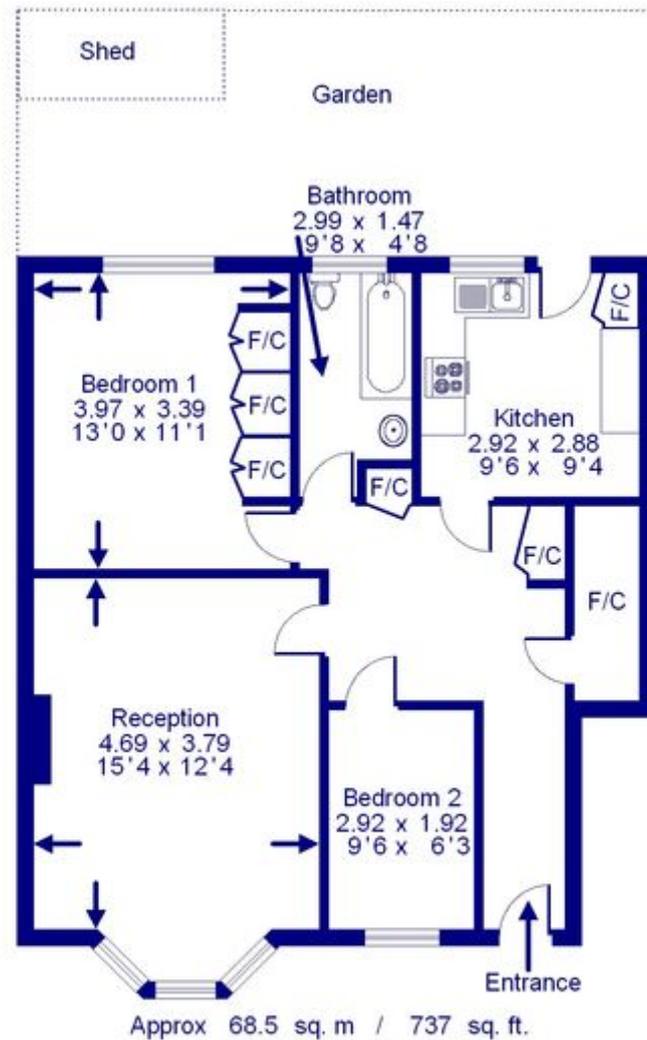
Kitchen



Reception



MANOR ROAD WIMBLEDON CHASE



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls and doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation by either the seller or their Agent.

Drawing No. WD4995

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



MANOR ROAD WIMBLEDON CHASE



Manor Road, SW20. Spacious ground floor maisonette with large private garden. Situated in a quiet residential road opposite John Innes Park and on the edge of the John Innes Conservation area. It is just a short walk from a number of local amenities, Wimbledon Chase BR station and great local schools. The property comprises a reception room, two double bedrooms, eat-in kitchen and bathroom. It further benefits from front and rear gardens, gas heating with 'combi' boiler and plenty of storage space. It will be sold on a leasehold basis with a long lease. To view please call 020 8405 5454.

Front Garden

Ownership of front garden with flowerborders to one side and pathway to front door.

Entrance Hall

Entrance hallway with fitted carpets and access to large under stairs storage cupboard with two further cupboards.

Reception Room - 3.79m x 4.64m (12' 5" x 15' 2")

Spacious reception room with front aspect bay window, neutral decor, exposed wooden floor, fireplace with working gas fire and radiator.

Eat-in Kitchen - 2.88m x 2.92m (9' 5" x 9' 6")

Spacious kitchen with mix of eye and base level units, roll-top worksurfaces and stainless steel sink/drainers. Space for washing machine, oven/hob and fridge/freezer. Rear aspect window and door to garden, small fitted cupboard, neutral decor and tiled floor.

Bedroom One - 3.39m x 3.97m (11' 1" x 13')

Spacious master bedroom with rear aspect window, neutral decor, fitted carpets, fitted wardrobes and radiator.

Bedroom Two - 1.92m x 2.92m (6' 3" x 9' 6")

Second bedroom with front aspect window, fitted carpet and radiator.

Bathroom - 1.47m x 2.99m (4' 9" x 9' 9")

Three-piece bathroom suite with white panel bath, low level w/c and pedestal wash basin. Rear aspect window with tiled floor and part-tiled walls.

Private Rear Garden

Large private rear garden which has part lawn with shed to rear.

Tenure Details

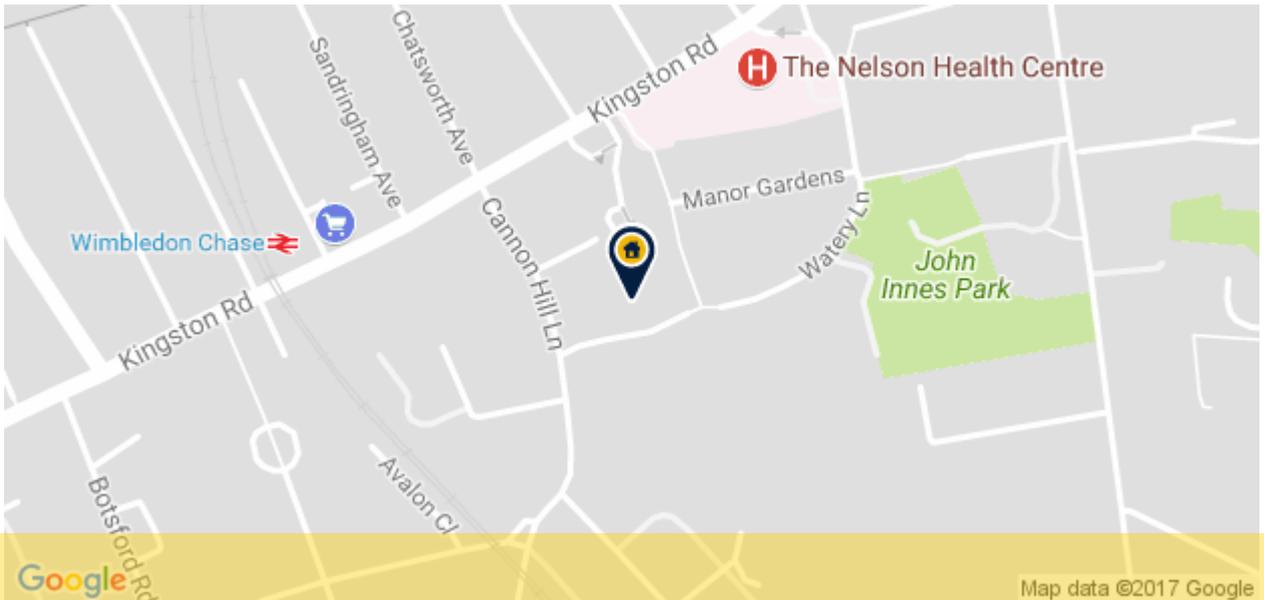
Tenure - Leasehold

Lease Length - 999 years

Ground Rent - £50 per year



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Tooting Sales Office quoting 321744

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.