



**1A DEBURGH ROAD, WIMBLEDON,  
LONDON, SW19 1DX**

***£330,000 Leasehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

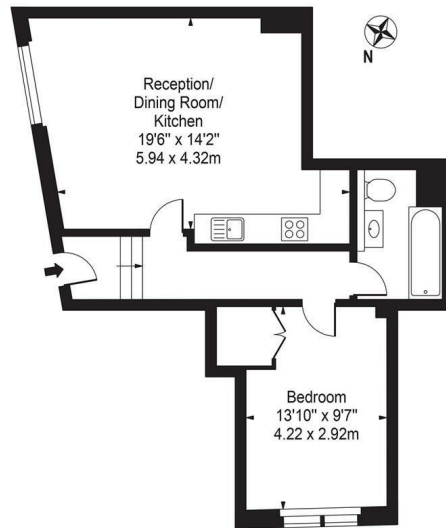
Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**

Haydons Road, SW19 1HQ  
Approx. Gross Internal Area 542 Sq Ft - 50.35 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice C2016.

## DESCRIPTION

Ground floor flat built in 2018 and finished to a high specification.  
Comprises open plan lounge / kitchen, double bedroom & family bathroom

Ideal home or buy to let investment with achievable monthly rent in the region of £1,750

## LOCATION

The property is situated on Deburgh Road just off Haydons Road in the London Borough of Merton.

Nearest Underground / Overground Stations are:

South Wimbledon (NL) 0.3 miles  
Colliers Wood (NL) 0.4 miles  
Wimbledon (DL) 1.0 mile

Haydons Road BR Station (Southern & Thameslink) 0.4 miles

## LEASE & OTHER

Lease: 244 years remain  
Ground Rent: £360 pa  
Service Charge: £600 pa  
Council: Merton Band C  
EPC Rating: D



## VIEWINGS

Viewings available daily  
Please contact our residential team on 020 8296 1270 alternatively by email  
info@csj.eu.com

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
61 High Street Colliers  
London  
SW19 2JF



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**  
**www.csj.eu.com**  
**info@csj.eu.com**