



4 Cross Road, The Pelhams, Wimbledon SW19 1PF

MISREPRESENTATION ACT, 1967.

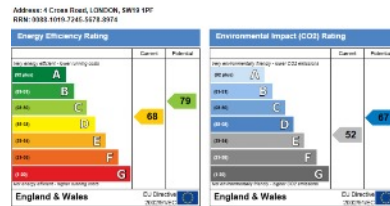
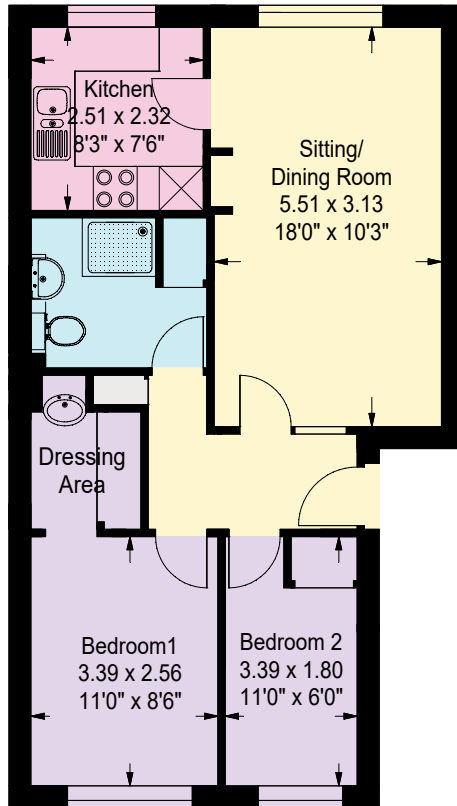
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MBL ESTATES

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- 1 DOUBLE BEDROOM WITH DRESSING AREA
- SEPARATE SINGLE BEDROOM
- LARGE LOUNGE
- HALLWAY WITH STORAGE
- DESIGNATED PRIVATE PARKING
- ENTRY PHONE SYSTEM
- SATELLITE AND CABLE CONNECTIONS
- FULL WALK IN SHOWER ROOM



- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

Approximate
 Gross Internal Floor Area
 House: 52sq.m. or 560sq.ft.

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 Constructed in accordance with the RICS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.



A ground floor apartment, purpose built by “Laing Homes” originally constructed in 1987. Offered for sale on the instructions of the Executors to the late Mary-Caroline Loizou who had occupied the property from new. The property is offered with immediate vacant possession and has had considerable upgrades during recent years.

Situated immediately off Wimbledon’s Broadway with comprehensive shopping facilities and within a 10 minute walk of two underground lines, main line British Rail and Tram link at Merton Park.

The Pelhams is a private run development owned by, in this case The Pelhams (Merton) No. 2 Residents Company Ltd, which is managed by Mr Alvin Lennard (telephone 020 8444 5377), Mr Lennard also acts as Company Secretary.

Sale Guide Price £435,000 for the remainder of a 125 year lease which commenced in 1988 and with a shareholding within the Residents Company which owns the Freehold.

Service Charge payable for the financial year 2017/2018 £1200.00 including buildings insurance.

Ground rent peppercorn.

The Freehold management company has recently offered all leaseholders the option to acquire a new 999 year lease in this instance for a premium of £4,180. The option to do this and to be involved is available to any buyer and at this stage the management company are exploring the options of repaying part of the premium payable for the lease extension by a dividend payable to the lessees who are members and shareholders of The Residence Company.

Viewing by appointment only.

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