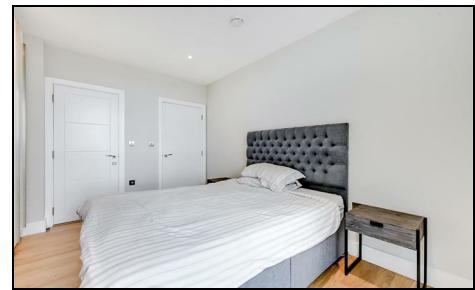


Orton House Wimbledon, SW17 0RF

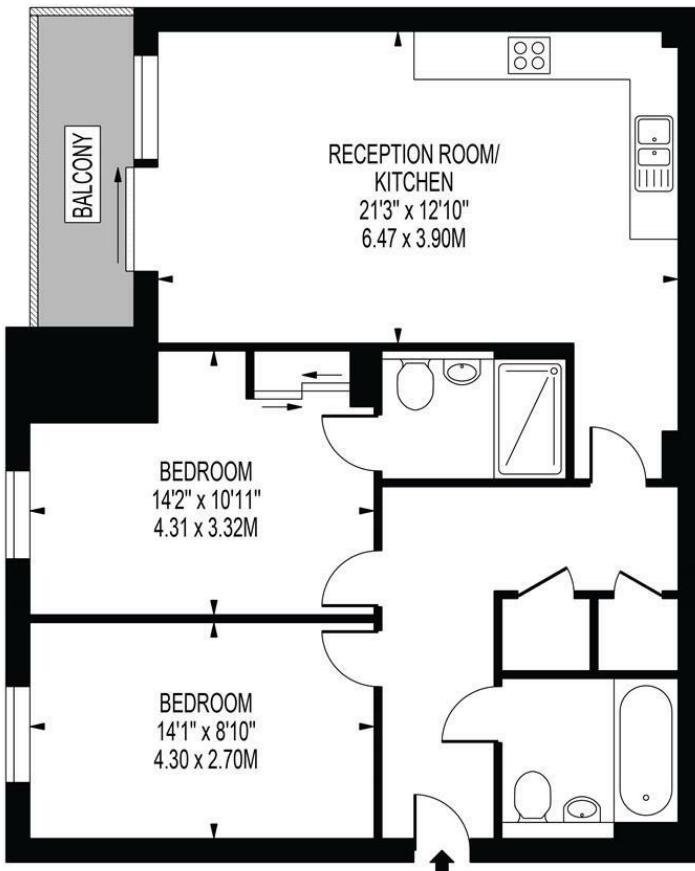
£530,000 Leasehold



A luxurious and spacious two double bedroom, two bathroom apartment, located within the desirable Stadia One development in Wimbledon, featuring a generous private south-facing balcony and close to excellent amenities. The property offers a well-designed layout with a bright and expansive open-plan living area, with glazed double doors leading directly onto the private balcony. Boasting a modern, fully fitted kitchen, principal double bedroom with sleek en-suite shower room, while the second double bedroom is equally well-proportioned. A contemporary three-piece family bathroom completes the apartment.

ORTON HOUSE

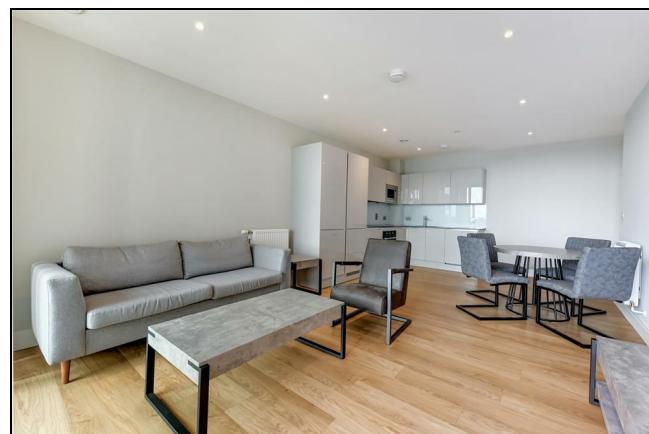
APPROXIMATE GROSS INTERNAL FLOOR AREA: 796 SQ FT - 73.95 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Superb Modern Development
- Two Double Bedrooms
- Two Bathrooms (Principal bedroom with en suite)
- Private Balcony
- Within Close Proximity to Wimbledon Town centre
- Leasehold - 993 Years Remaining
- Service Charge - £3,444 per annum
- Ground Rent - £565 per annum
- EPC Rating B
- Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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