

Darlaston Road Wimbledon, SW19 4BT

£425,000 Leasehold



A well-presented two bedroom, one bathroom apartment situated within Ridgmount, an exclusive retirement development for residents aged 55 and over. The property offers a bright and contemporary open-plan living space and fitted kitchen with direct access to an impressive private terrace.

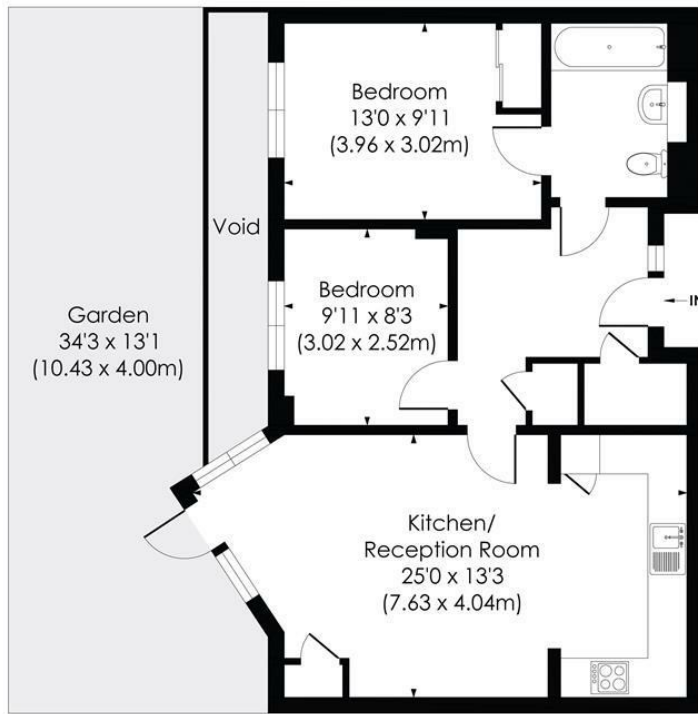
Additional benefits include secure underground parking, along with access to excellent communal facilities, including a residents' lounge, resident's storage space and beautifully maintained gardens.

Ideally positioned on Darlaston Road in Wimbledon, Ridgmount enjoys a leafy residential setting while remaining within easy reach of Wimbledon Village with boutique shops, charming cafés, and highly regarded restaurants. Wimbledon town centre and Broadway are also nearby, offering a vibrant mix of retail, dining, and leisure options. For those who enjoy the outdoors, Wimbledon Common is just a short distance away, providing expansive green space perfect for walking and recreation.

This property presents an excellent opportunity to enjoy comfortable, well-connected living within a sought-after retirement community.

DARLASTON ROAD, SW19

Approx. Gross Internal Floor Area
694 Sq. ft/64.44 Sq. m



GROUND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Over 55's Development
- 2 Double Bedrooms
- Open Plan Living Space
- Communal Gardens & Underground Parking
- Leasehold - 224 Years Remaining
- No Onward Chain
- Concierge
- Service Charge - £6,500/Year
- Large Private Balcony
- Council Tax Band - F



Energy Efficiency Rating		Current	Target
101-150 kWh/m ² per year (band A)	A	86	86
81-100 kWh/m ² per year (band B)	B		
61-80 kWh/m ² per year (band C)	C		
41-60 kWh/m ² per year (band D)	D		
21-40 kWh/m ² per year (band E)	E		
1-20 kWh/m ² per year (band F)	F		
0 kWh/m ² per year (band G)	G		

EU Directive 2002/91/EC

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