

90 Wimbledon Hill Road Wimbledon, SW19 7PB

£795,000 Leasehold



A spacious two double bedroom, two bathroom third floor purpose-built apartment offered to the market with no onward chain and set within an imposing private, gated development on the slopes of Wimbledon Hill with lift access.

In excess of 1000 sq ft, comprising a bright and airy spacious reception with private balcony and idyllic views over the whole of Wimbledon, plus two double bedrooms, two bathrooms and a separate modern kitchen. The property comes with allocated underground parking and well maintained communal gardens.

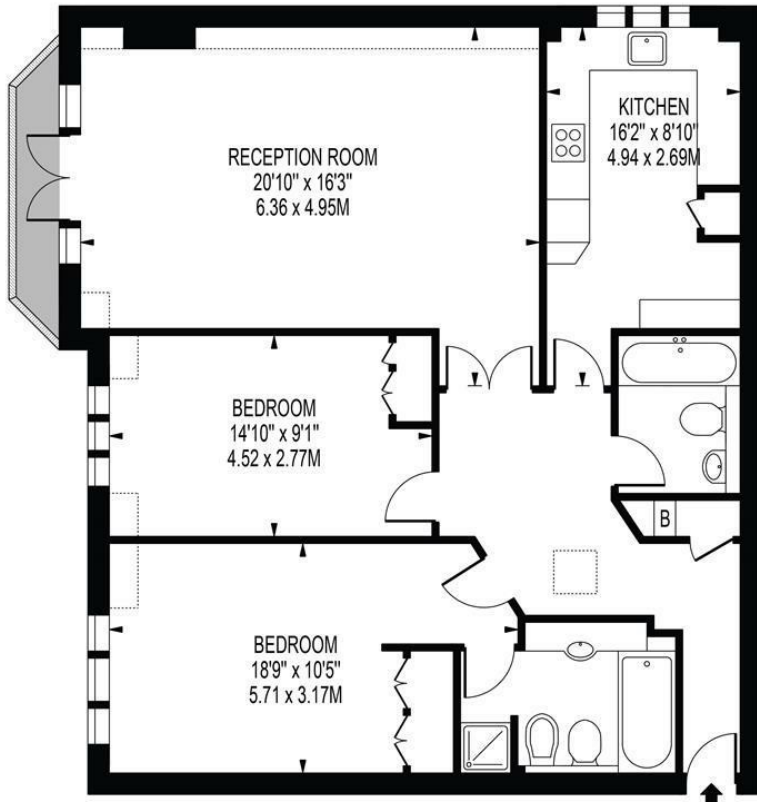
Set back from Wimbledon Hill Road, the property is equidistant to both Wimbledon Village and Wimbledon Town Centre and a short walk to both Wimbledon Train Station and District Line Tube. Located within close proximity to Wimbledon Common, outstanding local schools and a myriad of shops, bars, restaurants and amenities that SW19 has to offer.

**HOLLY LODGE,
WIMBLEDON HILL ROAD, WIMBLEDON, MERTON**

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1003 SQ FT - 93.14 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)



APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 33 SQ FT - 3.04 SQ M

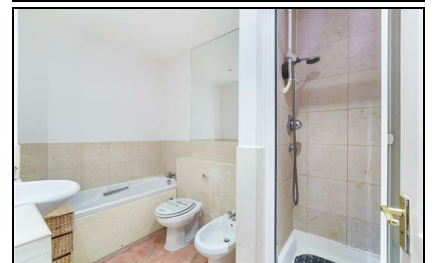


THIRD FLOOR

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.

- Spacious Third Floor Purpose-Built Apartment
- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking and Private Balcony
- Superb Location for both Wimbledon Village and Town Centre
- No Onward Chain
- Leasehold - 106 Years Remaining
- Annual Service Charges - £4800, Annual Ground Rent - £175
- EPC Rating - C
- Merton Council Tax Band - G



Energy Efficiency Rating		Current	Target
100-109 kWh/m ² /year (A)	Green		
81-100 kWh/m ² /year (B)	Light Green		
62-80 kWh/m ² /year (C)	Yellow-Green	73	79
43-61 kWh/m ² /year (D)	Yellow		
25-42 kWh/m ² /year (E)	Orange		
16-24 kWh/m ² /year (F)	Red-Orange		
1-15 kWh/m ² /year (G)	Red		

Minimum energy efficient design (MEED) rating

EU Directive 2002/91/EC

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years
of successful Sales and
Lettings in Merton**

