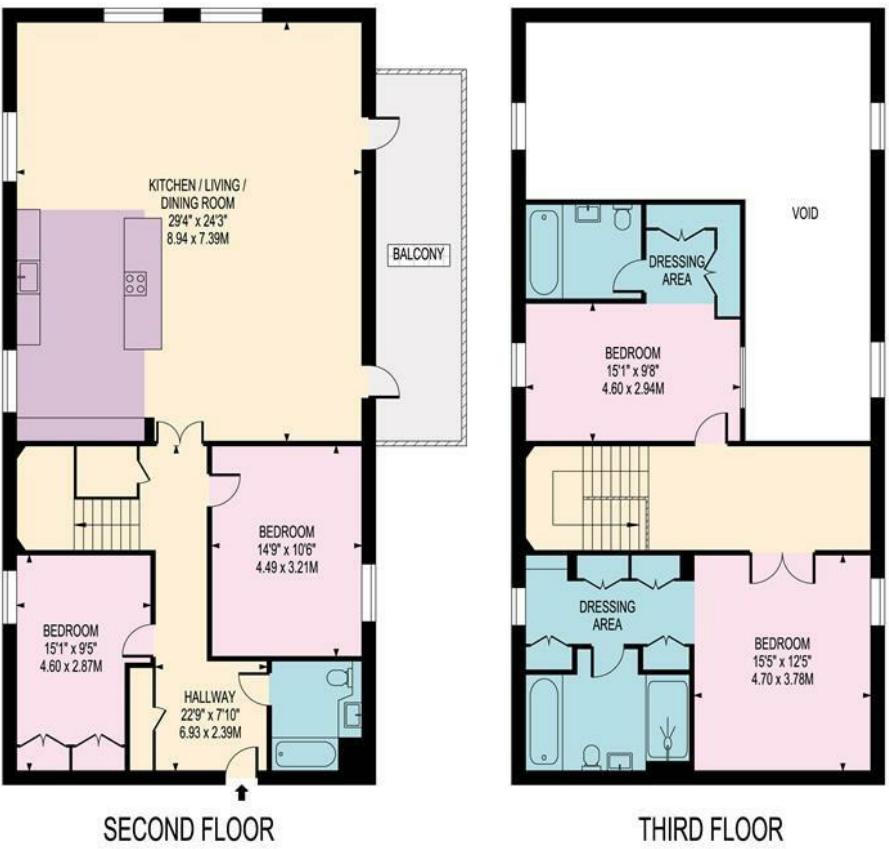


ATKINSON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA :
2076 SQ FT- 192.90 SQ M



SECOND FLOOR

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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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Guide Price £2,395,000 Leasehold

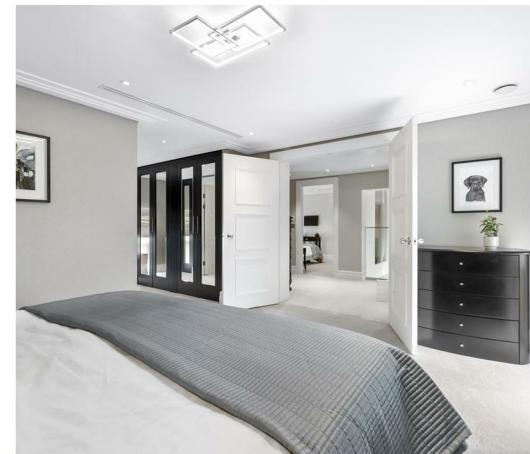


for
Sale

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management

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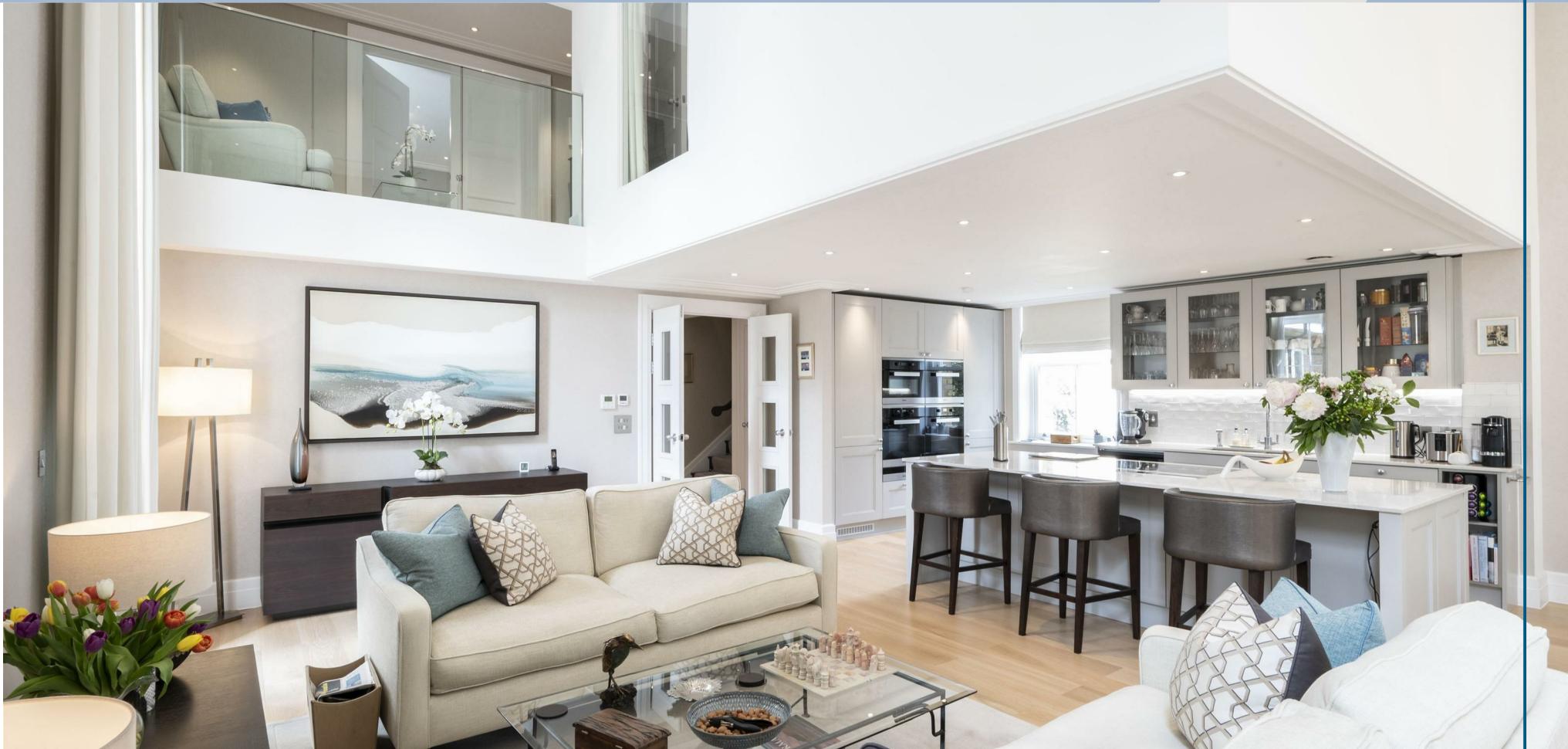


The location

Wimbledon Hill Park is the development of the former Atkinson Morley Hospital site off Copse Hill, offering a variety of exceptional houses and luxury apartments created by Berkeley Homes. Wimbledon Village is approximately a mile away, with its collection of delightful shops and restaurants. Wimbledon Common with its 1,200 acres of open space is around 800 metres away and approaches the Village to create a sense of country living within London.

Central London can be reached via the A3 or by rail from Wimbledon mainline or Raynes Park, both accessed via the regular 200 bus route on Copse Hill. Locally are a number of excellent schools with The Rowans pre prep school 150 metres away and the highly sought after Kings College School close-by.

Morley Park is adjacent to this development and Cottenham Park is around 350 metres away with a playground and sports ground.



The Property

Atkinson House forms part of the luxury Berkeley Homes development, Wimbledon Hill Park. There are beautifully maintained landscaped communal gardens, a cinema room, gym, concierge and underground parking.

This superb duplex apartment comprises an elegant reception room with wooden flooring, feature lighting and full height windows allowing an abundance of natural light and green views.

The reception room opens on to a decked, south facing balcony, perfect for dining and relaxing.

A stunning contemporary kitchen with a breakfast bar. is located off the reception space and features beautiful cabinetry and a range of fitted units with stone work surfaces, Miele appliances with 4 ovens including steam oven. Siemens fridge and separate freezer. Also on this level there is a double bedroom, guest shower room and a fourth bedroom/study.

An easy rising staircase leads to the upper level which provides initially a study/snug area and then access to the principal bedroom suite with fitted wardrobes and a generous en suite bathroom. There is another en suite double bedroom. The principal bedroom and the living room have comfort cooling.

The property benefits from two allocated spaces in the underground parking area.

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	78	78
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC