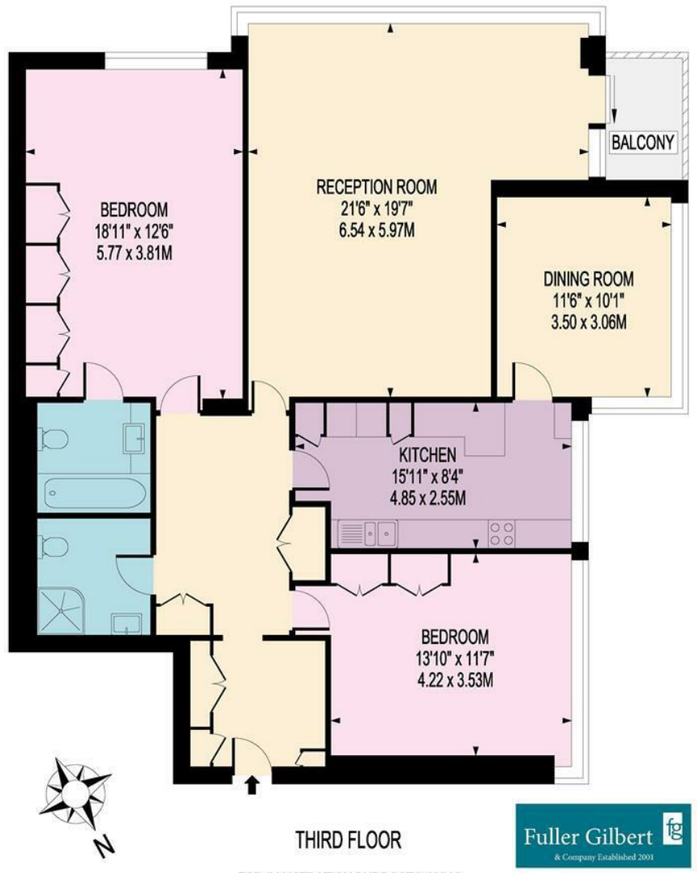
BURGHLEY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1313 SQ FT- 122.0 SQ M



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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.

Somerset Road, Wimbledon, SW19 5JB

Guide Price £800,000 Share of Freehold

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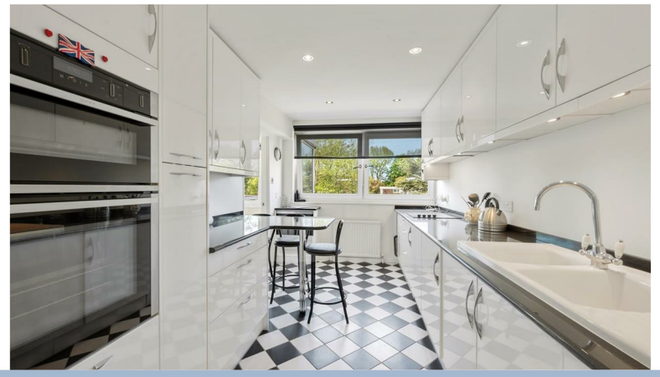

THE LOCATION

This well presented apartment is enviably located on the third floor of this highly regarded modern development adjacent to the world renowned All England Lawn Tennis Club and enjoys far reaching views. Burghley House forms part of the prestigious Oakfield Estate which comprises five exceptionally well-maintained apartment buildings set in some 4 acres of landscaped grounds which include peaceful communal gardens. The property is located within easy reach of Wimbledon Village with its first class selection of shops, restaurants and cafés and the wide open spaces of Wimbledon Common. There are more comprehensive shopping facilities in nearby Wimbledon town centre and fast and frequent train and underground services provide easy access to Central London.

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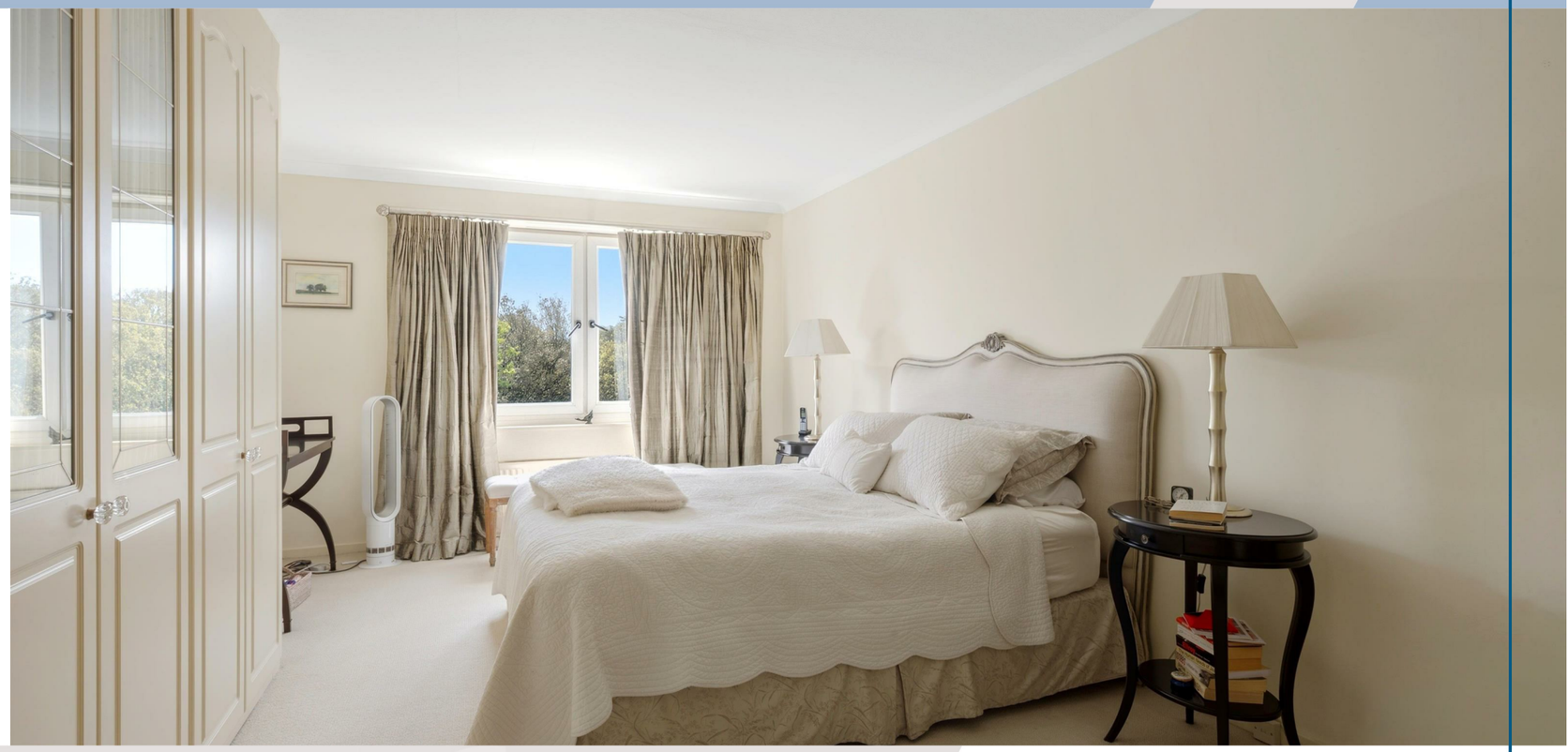
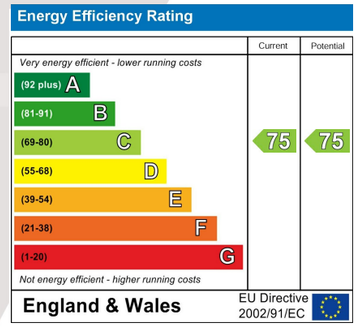
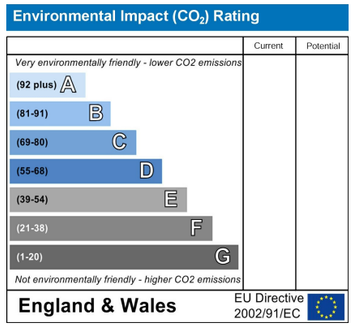


THE PROPERTY

A beautifully presented third-floor apartment within a purpose-built block, offering far-reaching views and an impressive sense of space. The accommodation includes an inviting entrance hall with fitted coat cupboards, a well-appointed kitchen featuring quality integrated appliances, and a separate dining room ideal for entertaining. The generous dual-aspect living room enjoys excellent natural light and provides direct access to a private balcony via sliding doors. The principal bedroom benefits from a wall of fitted wardrobes and an en-suite bathroom, complimented by a second well-proportioned bedroom and a contemporary family shower room.

The property is offered with a share of freehold, a long lease of approximately 970 years remaining, and the rare advantage of two private underground parking spaces. Council Tax Band G.





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.