



Wimbledon Park Side, Wimbledon, SW19 5NP

£570,000 Share of Freehold

## Introducing Wimbledon Park Side...

Upon entering, you are greeted by an inviting hallway that leads you to a generously sized lounge/diner, perfect for entertaining guests or relaxing after a long day. The separate eat-in kitchen provides a cosy space for enjoying your morning coffee or preparing delicious meals. The apartment boasts two spacious double bedrooms, offering ample space for rest and relaxation. The bathroom and guest w/c provide convenience and comfort for residents and visitors alike. With the added convenience of gas central heating, this apartment ensures warmth and comfort throughout the year. Additionally, the property features two parking spaces, a rare find in London, making parking a breeze for you and your guests.

Don't miss the opportunity to make this lovely apartment your new home. Embrace the tranquillity of the surroundings and the convenience of the location. This property is a true sanctuary in the heart of vibrant London.



## Welcome to Wimbledon...

This prestigious development opposite Wimbledon Common is close to bus links to both Wimbledon and Putney and has easy access to the A3. Wimbledon Village High Street with its many shops, boutiques, restaurants and coffee shops is close-by, as is Southfields centre and Underground station



- **Highly sought after development opposite Wimbledon Common**
- **2 double bedrooms**
- **Wood flooring throughout**
- **off street parking**
- **First floor very light and bright and generously sized at 875sqft**
- **Spacious Kitchen**
- **Well presented throughout**
- **Light and bright 1st floor apartment**
- **EPC C**
- **Council Tax band E**

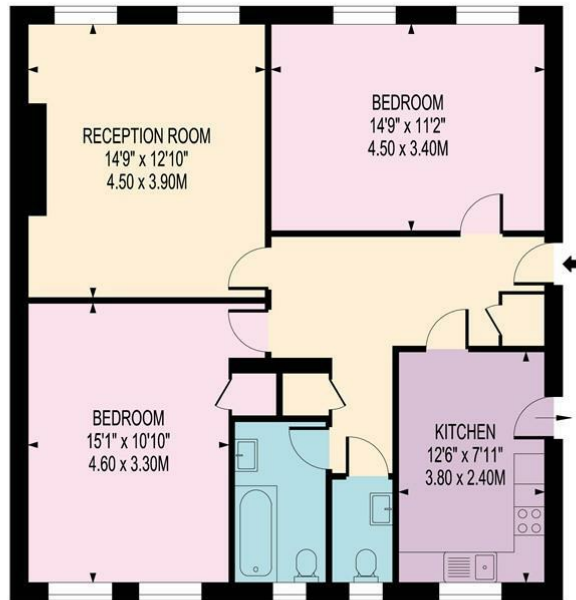
## Wimbledon Park Side





# ALBEMARLE

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
873 SQ FT- 81.10 SQ M



FIRST FLOOR

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 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 (A)		Very environmentally friendly - lower CO <sub>2</sub> emissions 82 (A)	
81-81 (B)		81-81 (B)	
79-80 (C)		79-80 (C)	
77-78 (D)		77-78 (D)	
75-76 (E)		75-76 (E)	
73-74 (F)		73-74 (F)	
71-72 (G)		71-72 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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