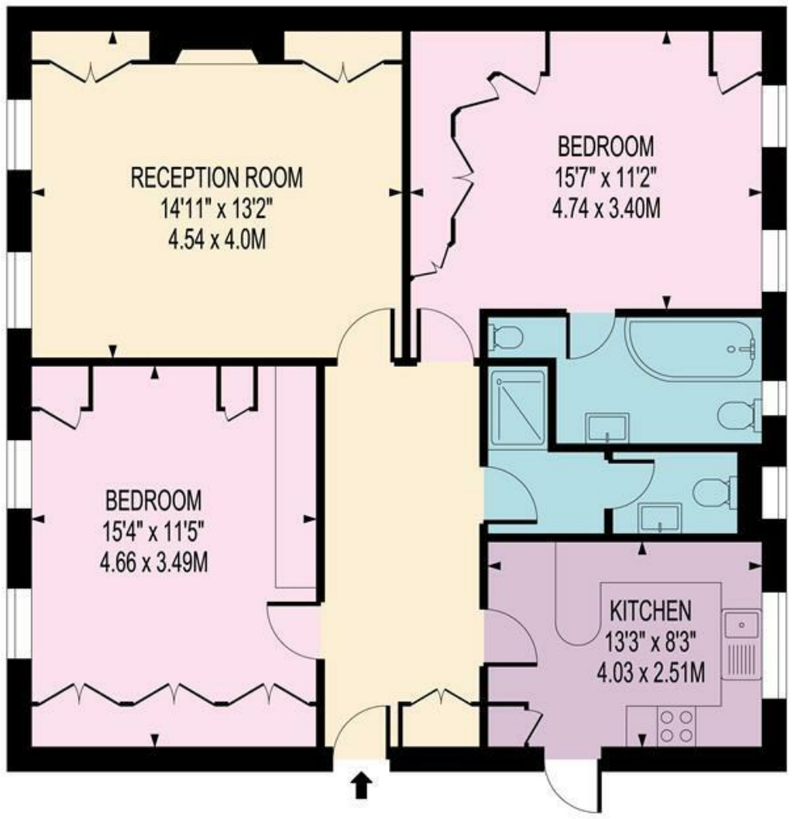
Fuller Gilbert & Company

# ALBEMARLE

APPROXIMATE GROSS INTERNAL FLOOR AREA :
844 SQ FT- 78.40 SQ M




THIRD FLOOR

Fuller Gilbert & Company Established 2001

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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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

for sale

Fuller Gilbert & Company

Estate Agents • Valuers • Development Consultants

**33 Albemarle Wimbledon Park Side, Wimbledon Park Side, SW19 5NP**

**Guide Price £550,000 Share of Freehold**

A well-appointed, two bedroom apartment situated on the third floor of this highly regarded apartment building adjacent to Wimbledon Common and conveniently situated between Wimbledon Village and Putney. The flat comes with an allocated garage space and also with residents parking. *Council Tax Band E

- 2 bedroom purpose built flat
- Living room
- Allocated garage space and residents parking
- 999 year lease from 1 January 2020, plus share of freehold
- 2 bathrooms (one en-suite)
- Kitchen/breakfast room
- Communal garden

020 8016 9700 www.fullergilbert.co.uk

Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

33 Albemarle Wimbledon Park Side, Wimbledon Park Side, SW19 5NB

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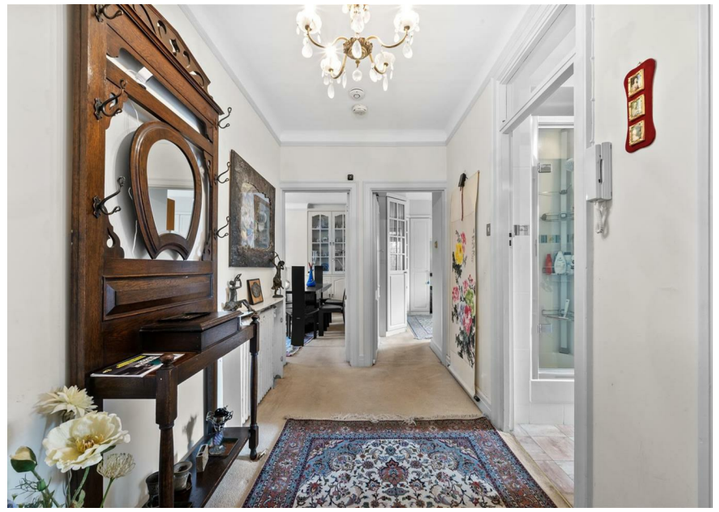
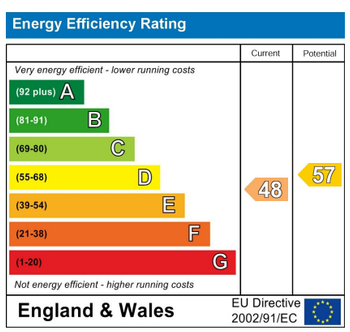
## Location

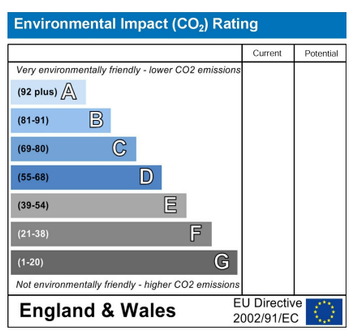
This prestigious development opposite Wimbledon Common is close to bus links to both Wimbledon and Putney and has easy access to the A3. Wimbledon Village High Street with its many shops, boutiques, restaurants and coffee shops is close-by, as is Southfields centre and Underground station.

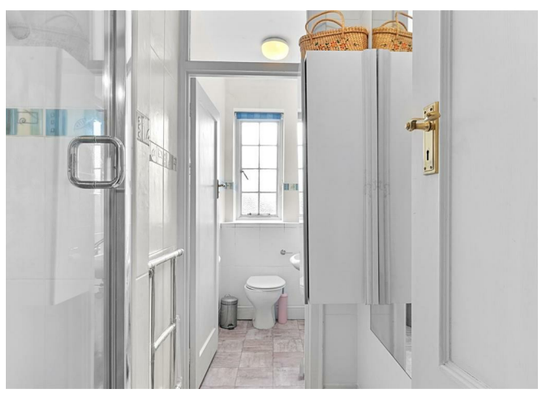


## Description

The property is located on the 3rd floor, which is accessed by both a passenger lift and a staircase. The flat comprises: reception room with feature fireplace; kitchen/breakfast room; principal bedroom with en-suite bathroom and a range of fitted wardrobes; a second bedroom, again with fitted wardrobes; and a shower room. Albemarle has communal gardens, off-street residents parking and this flat comes with an allocated garage space.





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.