



Phoenix House, Merton Road, Wimbledon SW19 1ED



Guide Price £675,000 Leasehold

A two bedroom, two bathroom apartment situated on the first floor of Phoenix House, a luxury development of 27 apartments and penthouses across three buildings in Wimbledon Town. The secure communal entrance welcomes you into the building and provides lifts to all floors. The apartment features engineered wood flooring to the hallway, reception room and kitchen and the bedrooms are carpeted. Kitchens are Paula Rosa Manhattan specification and feature natural stone counter tops and integrated Zanussi appliances. The luxurious bathroom and shower room are equipped with stylish Roca sanitary ware, feature mirrors, heated towel rails, underfloor heating and 'Rain' shower heads. The apartment has a video door entry system and residents have access to private landscaped communal gardens a secure bike store.

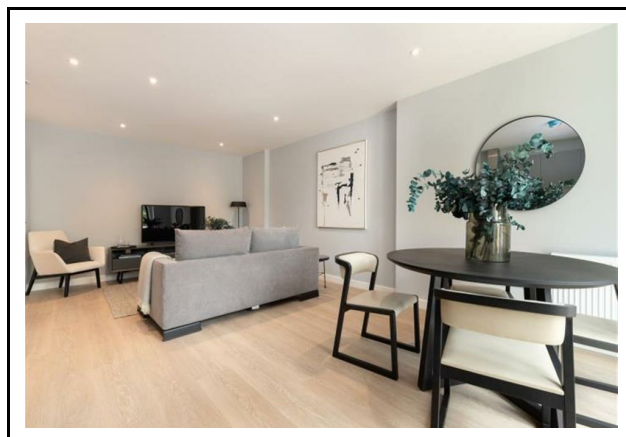
- Two bedroom new build apartment
- Luxury development
- First floor
- Two bath/shower rooms with underfloor heating
- Open plan living room/kitchen
- Paula Rosa kitchen with Zanussi appliances
- Engineered wood flooring
- Video entry system & lift
- Landscaped communal garden & secure bike storage
- 12 year ICW warranty

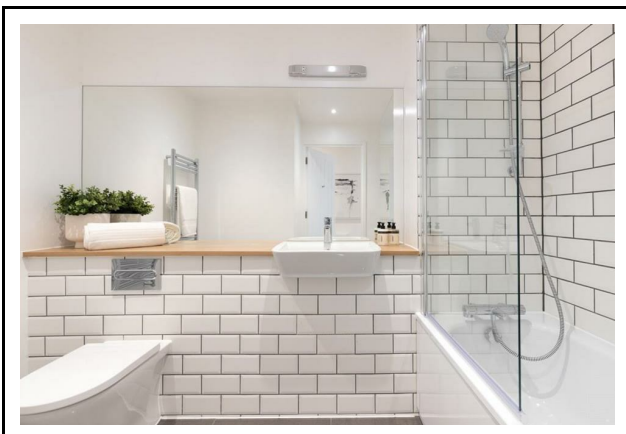
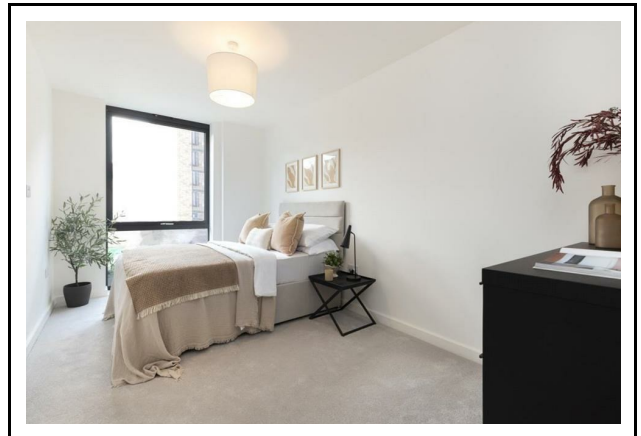
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

Merton Road is conveniently located for Wimbledon Town centre with its many amenities including the Mainline/District line station, shops, bars, restaurants and theatres. South Wimbledon (Northern line) underground station is also close by and the area is well served by good local primary schools including Holy Trinity, St Mary's and Pelham Primary School. Wimbledon Village with its cafes, restaurants and pretty boutiques is approximately a mile away as is Wimbledon Common with 1200 acres of open space to golf, horse ride, cycle and walk.







Overall: 833 sq.ft. (77.4 sq.m)
Kitchen/living/dining room: 29.3 sq.m
Bedroom: 16.1 sq.m
Bedroom: 12.2 sq.m

EPC Rating B

Lease: 999 years

Service Charge: Estimated at £1,147.24 per annum

Ground Rent: £350 per annum

Please Note: The photographs displayed are of the show flat

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