

Marian Lodge, The Downs, Wimbledon SW20 8HJ



Guide Price £720,000 Share of Freehold

A beautifully presented two-bedroom ground-floor apartment in a highly sought-after luxury gated development. Spanning 999 sq. ft., this elegant home boasts a well-balanced layout and an abundance of natural light throughout. The accommodation features a spacious principal bedroom with fitted wardrobes, an en-suite bathroom, and direct access to a private patio and the charming communal gardens. A second double bedroom with fitted wardrobe, a shower room, a well-appointed kitchen, and a generous living/dining room with doors opening onto another private patio and the picturesque communal gardens complete the interior. Additional benefits include underground parking, a large secure walk-in storage cupboard, and exclusive access to a residents' gym. Ideally located near Wimbledon Common and the vibrant Wimbledon Village, with its array of boutique shops, restaurants, and bars. Council tax band F (Merton).

- Bright & spacious ground floor apartment
- Sought after gated development
- Two double bedrooms
- Two bath/shower rooms (one en-suite)
- Bright living/dining room
- Two private patio areas
- Direct access to communal gardens
- Allocated underground parking
- Resident's gym
- Lease: 970 years + share of freehold - SC £3,075 p.a.

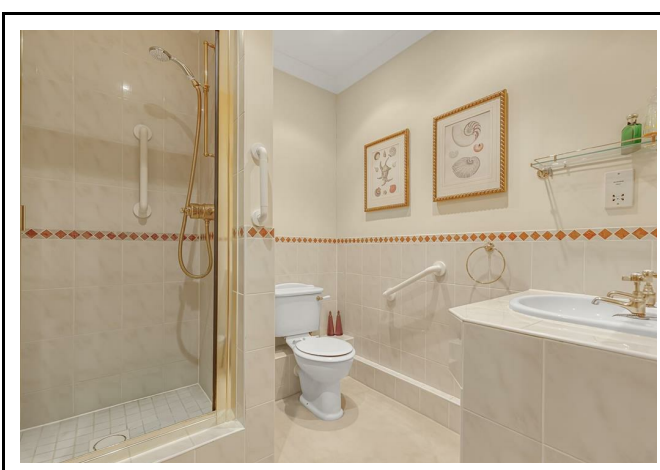
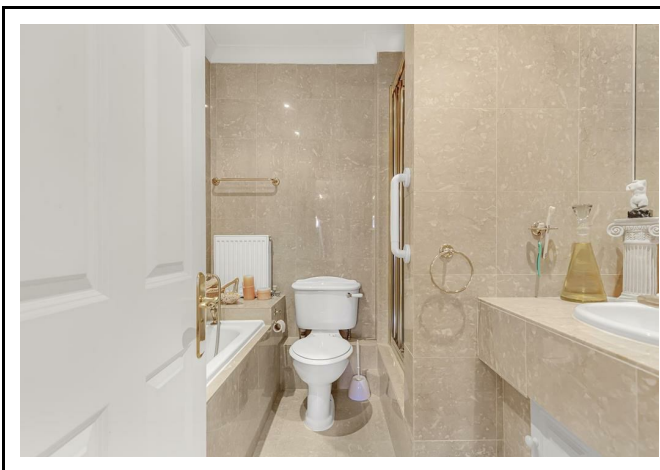
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

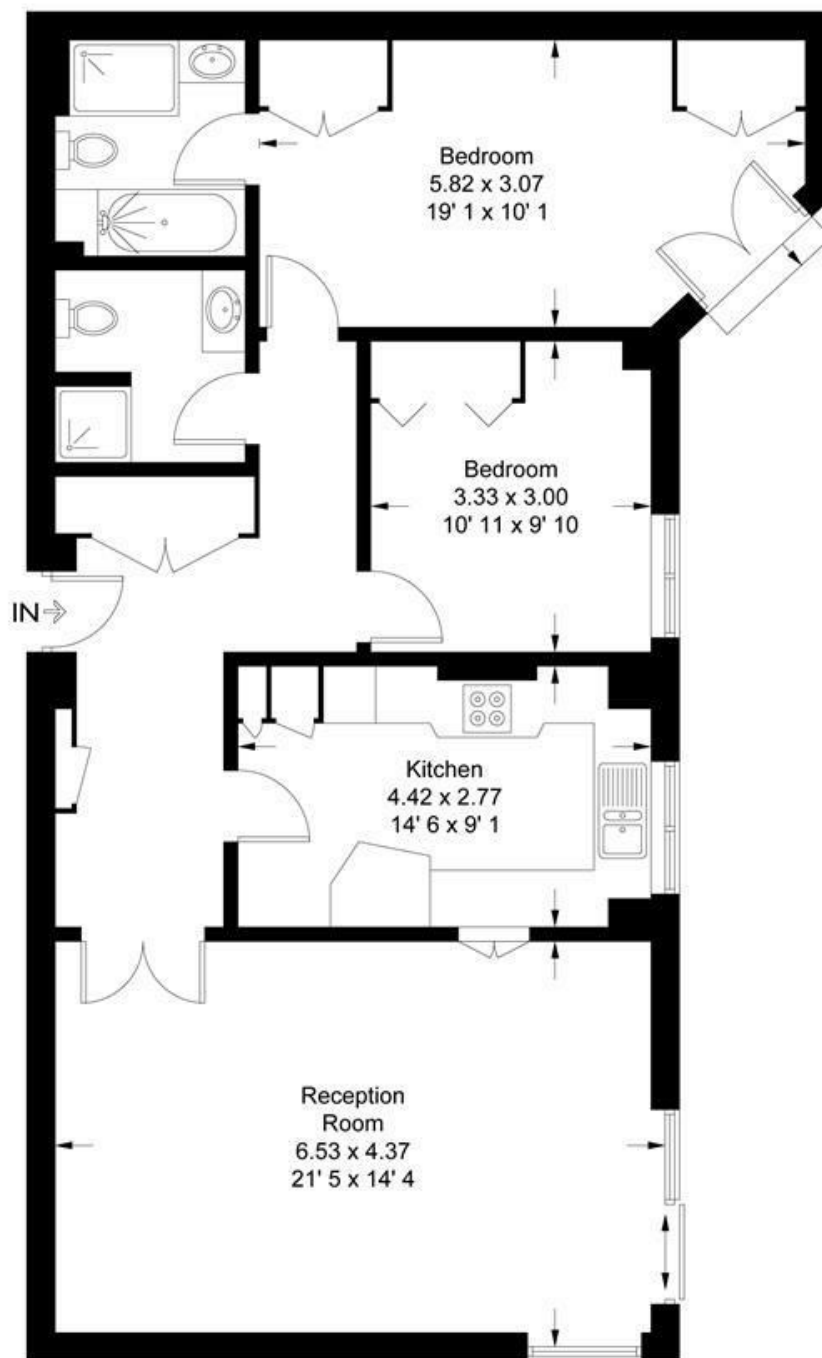
The Downs has good access to Wimbledon Common with its wonderful open spaces, delightful walks and recreational facilities and Wimbledon Village which boasts an exclusive range of shops, boutiques and restaurants. Both Raynes Park and Wimbledon stations are easily accessible and have regular train services into London. The A3 provides access to the M25 and other major road networks. The property is also well located for Wimbledon's highly regarded schools.





Marian Lodge

Approximate Gross Internal Area = 999 sq ft / 92.8 sq m



Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



EPC Rating C

Council Tax: F

Lease: 970 years + Share of Freehold

Service Charge: Approx £3,075 p.a.

Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson

Note: andrew scott robertson for itself and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 6780

