

Selhurst Close, Wimbledon SW19 6AY



Guide Price **£585,000 Leasehold**

Situated in an award winning development adjacent to the wonderful wide open spaces and beautiful woodland of Wimbledon Common, a stunning interior designed luxury apartment which is detached from neighbours, with its own front door, private access and garage below. The property is offered for sale with no onward chain and comprises of a lovely double aspect bright sitting room with quality solid wood flooring, separate lounge and dining areas which are open plan to a luxurious bespoke kitchen with granite work tops and upstands which is fitted with a range of hardly used integral appliances and a breakfast bar. The main bedroom has a feature bay window with stable doors and Juliet balcony with an en-suite cloakroom and custom fitted wardrobe. The second bedroom has a large built-in wardrobe, with both bedrooms having a continuation of the oak flooring. The main bathroom is sumptuous and has a superb shower with a waterfall shower head and the suite is a classic contemporary design. Throughout most of the apartment there are plantation shutters to most windows and there is led downlighting throughout. Council tax band E (Wandsworth).

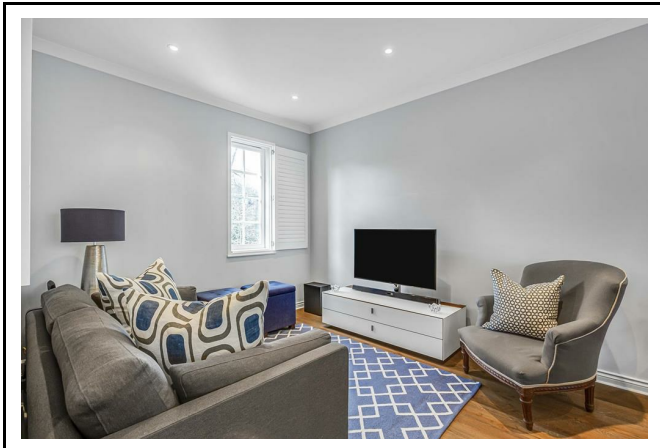
- Luxurious apartment, detached from neighbours
- Own front door and private access
- Entrance hall
- Lounge area
- Dining area with feature bay window
- Luxury fully fitted kitchen with breakfast bar
- Two bedrooms (one with en-suite cloakroom)
- Sumptuous bathroom
- Garage
- Lease: 91 years - Service charge £1,253.90 p.a. / Ground Rent: Peppercorn

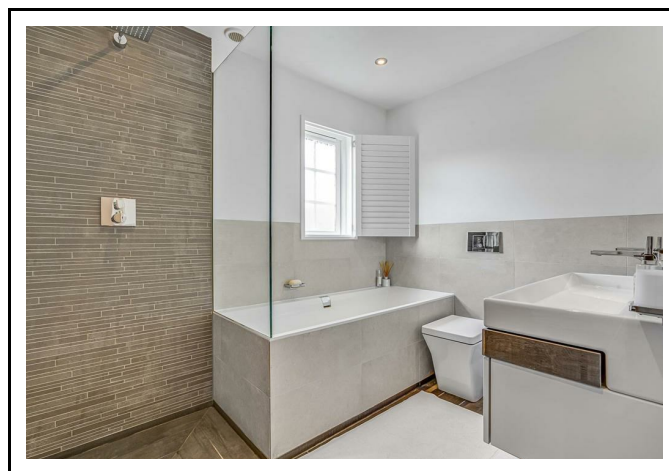
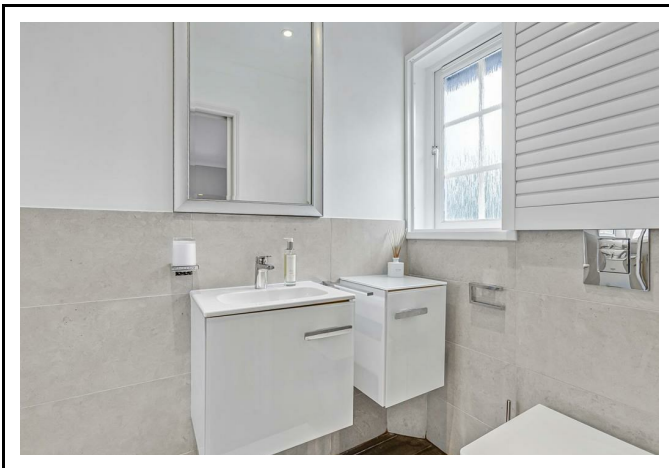
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

Selhurst Close is located off Wimbledon Parkside directly opposite Wimbledon Common which offers a variety of delightful walks and recreational facilities. Wimbledon Village with its fashionable boutiques and restaurants is also close by and is renowned as one of the most desirable locations south of the River Thames. Wimbledon offers exceptional transport facilities both by rail and underground, whilst Southfields tube station is less than half a mile away.





Selhurst Close

Approximate Gross Internal Area = 688 sq ft / 63.9 sq m

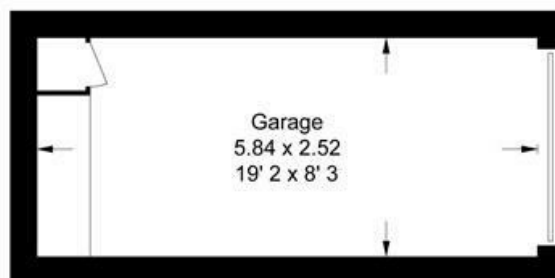
Garage = 155 sq ft / 14.4 sq m

Total = 843 sq ft / 78.3 sq m

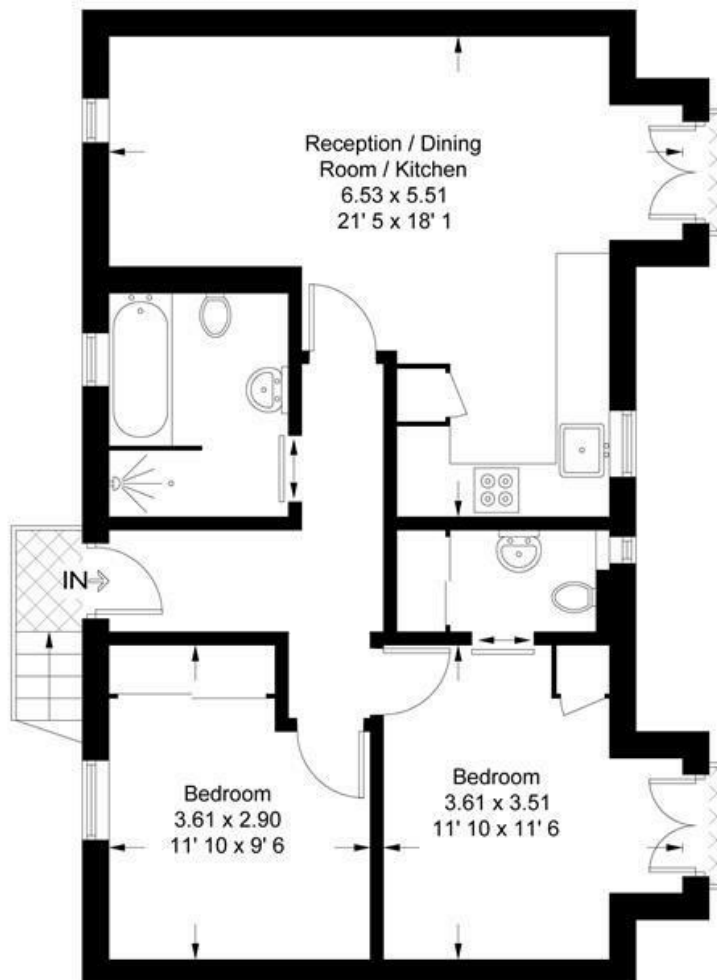


andrew scott
robertson

chartered surveyors • estate agents



Ground Floor



First 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 D

Council Tax: E

Lease: 91 years remaining

Ground rent: Peppercorn

Service Charge: £1,253.90 per annum which includes building insurance. Reviewed yearly in December.

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

