

## Woodside House, Woodside, Wimbledon SW19 7QN



### Guide Price £575,000 Share Of Freehold

This superb three bedroom apartment, enjoys an exceptionally convenient location for easy access to the station and the comprehensive amenities that Wimbledon Town has to offer, as well as the boutique charm of the Village. Situated on the third floor to the rear, the property is bathed in natural light and has glorious green views across the expansive gardens from both the main reception and master bedroom, making this a delightful place to call home. This prestigious gated development is served by a lift to all floors and is well maintained throughout, including beautifully cared for communal gardens. There is residents' parking available and this property comes with the added benefit of its own private garage to the rear. Council tax band D.

- Glorious views!
- Superb third floor apartment
- Three bedrooms
- Two bath/shower rooms
- Modern kitchen/breakfast room
- Would benefit from a little updating
- Prestigious gated development
- Own private garage
- Share of Freehold, approx 955 years
- Yearly service charge approx £4,640/Ground Rent £22 p.a.

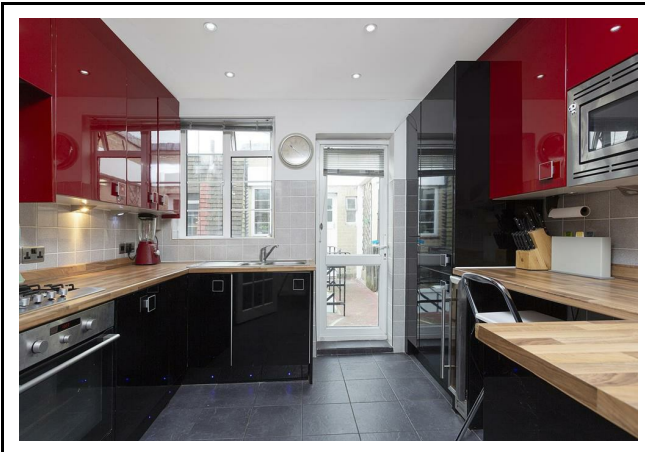
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

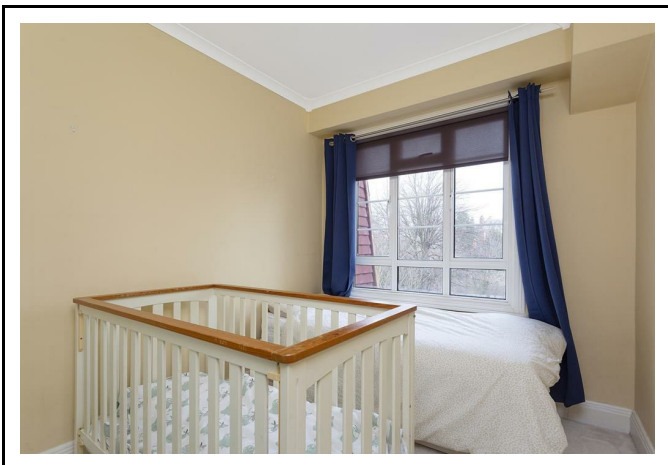
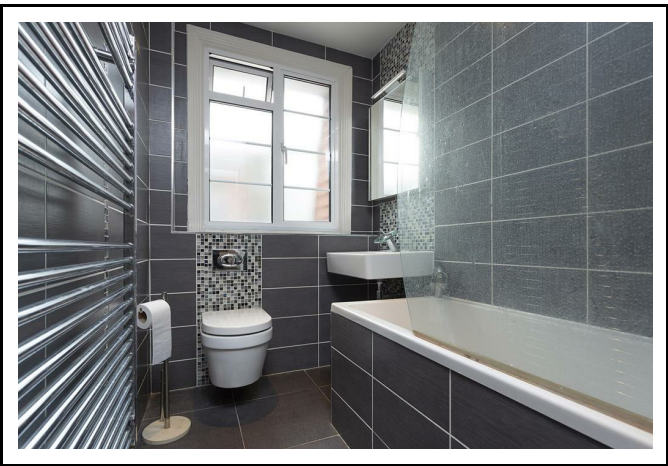
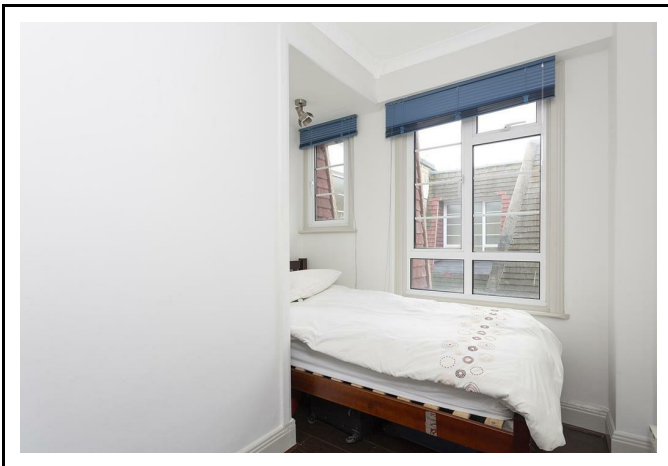


**Location:**

The property is located in a highly sought after location on the Slopes of Wimbledon Village and well placed for easy access to Wimbledon Town Centre with its Mainline/District line station and its many shops, bars, restaurants and entertainment amenities. There are good local shops and restaurants in Leopold Road and the large Waitrose supermarket is also close by.

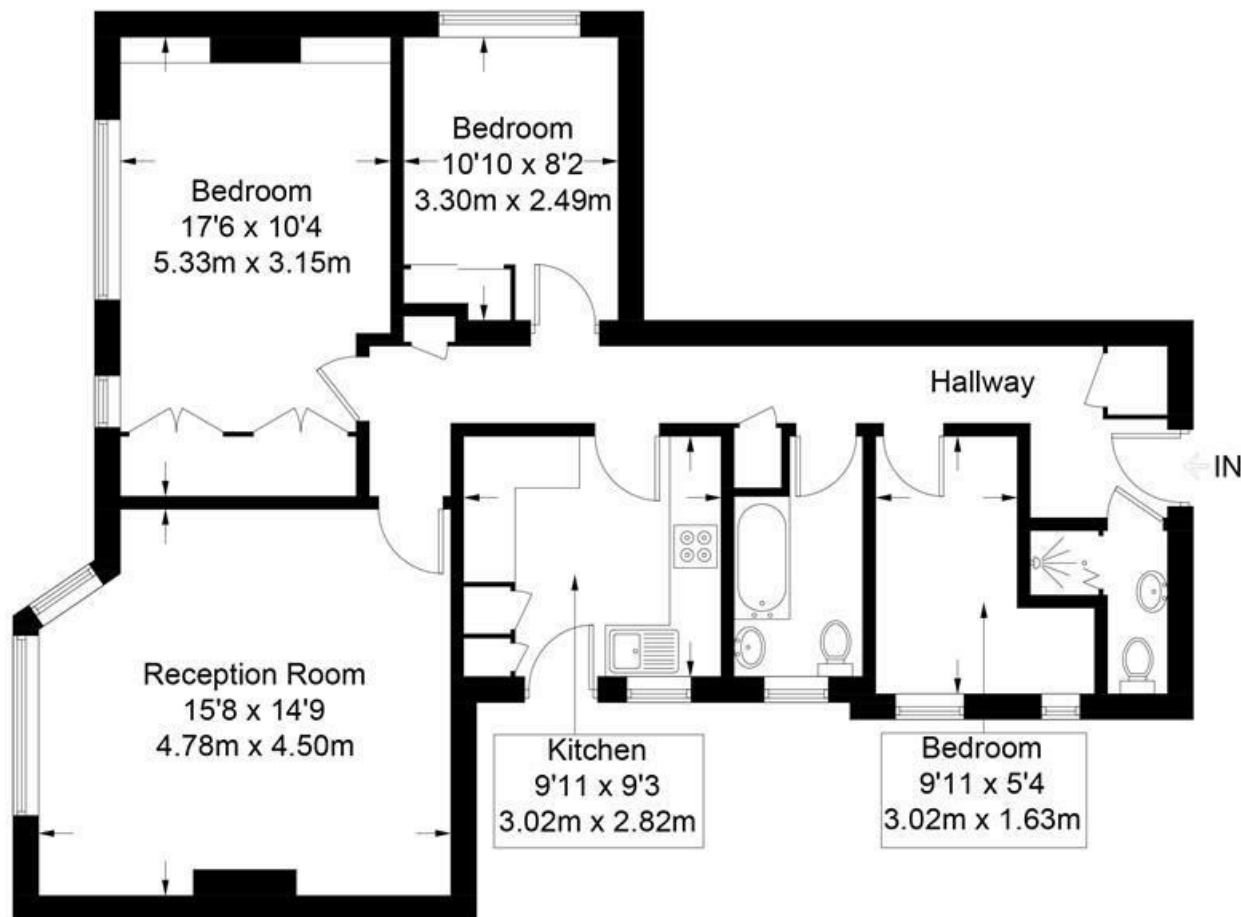






# Woodside House

Approximate Gross Internal Area = 881 sq ft / 81.9 sq m



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

**EPC Rating E**

**Council Tax: D**

**Lease: approx 955 years + Share of Freehold**

**Ground Rent: £22 per annum**

**Service Charge: £4,640 pa (£1160 payable quarterly). Reviewed annually.**

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- (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;
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