

## Albemarle, Wimbledon Park Side, Wimbledon SW19 5NP



### Guide Price £650,000 Share of Freehold

A bright and spacious well presented three bedroom mansion flat set on the ground floor of this stunning period building adjacent to Wimbledon Common with ample residents parking and beautiful communal gardens. The property has been extremely well maintained by the current owners and is offered for sale with vacant possession, so no onward chain. All the bedrooms are spacious, there is a lovely sitting room, a modern well fitted kitchen, bathroom, separate WC and a spacious hallway. The heating and hot water are included in the service charge and there is a porter on site during the week. Council tax band E (Wandsworth).

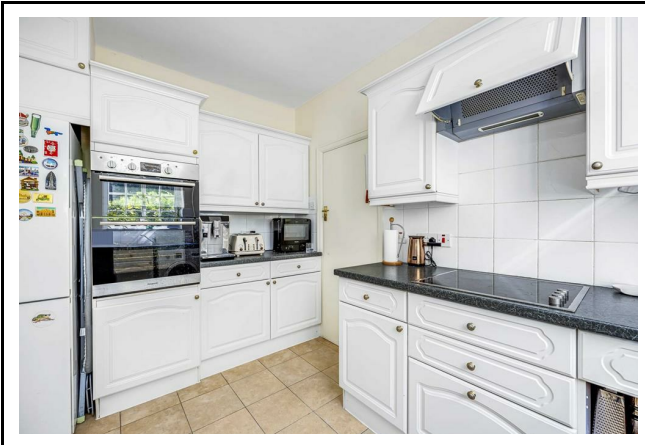
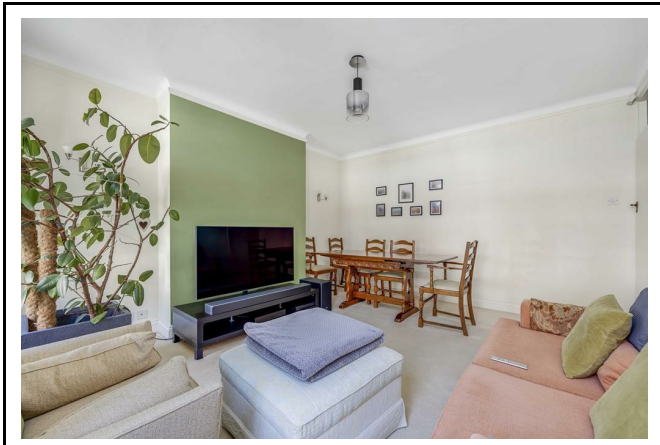
- Three bedroom ground floor mansion flat
- Spacious sitting room
- Fitted kitchen
- Spacious hallway
- Modern bathroom
- Separate WC
- Wonderful communal gardens
- Residents' parking
- Lease 996 years - Share Of Freehold
- Yearly Service Charge £4,513.92

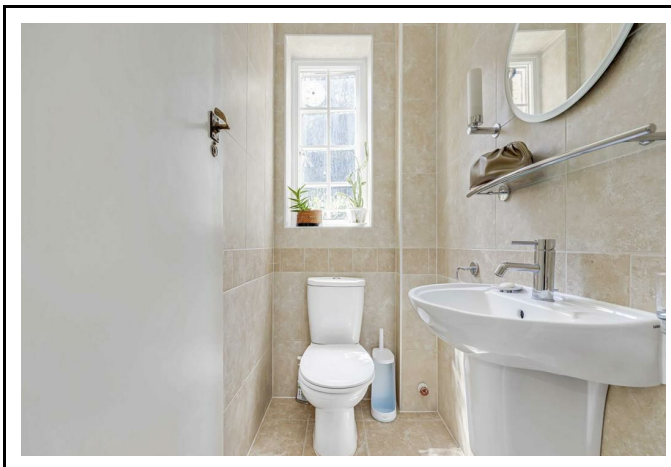
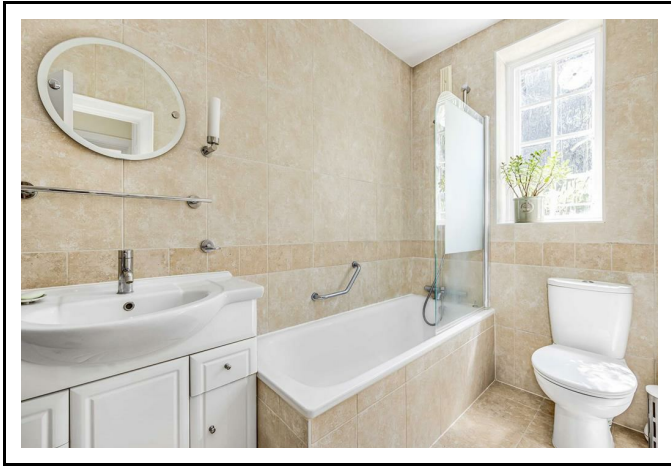
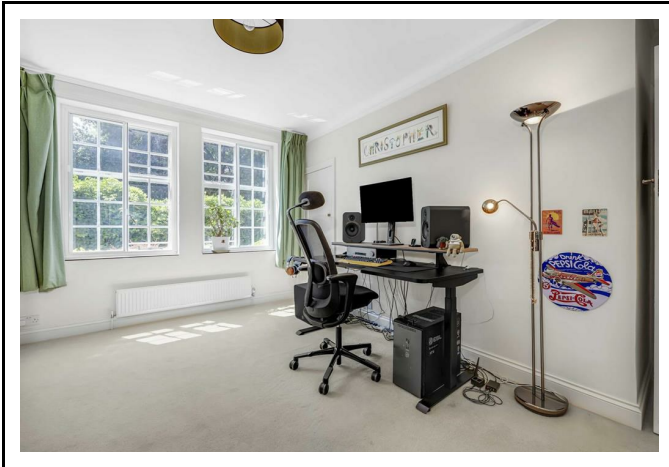
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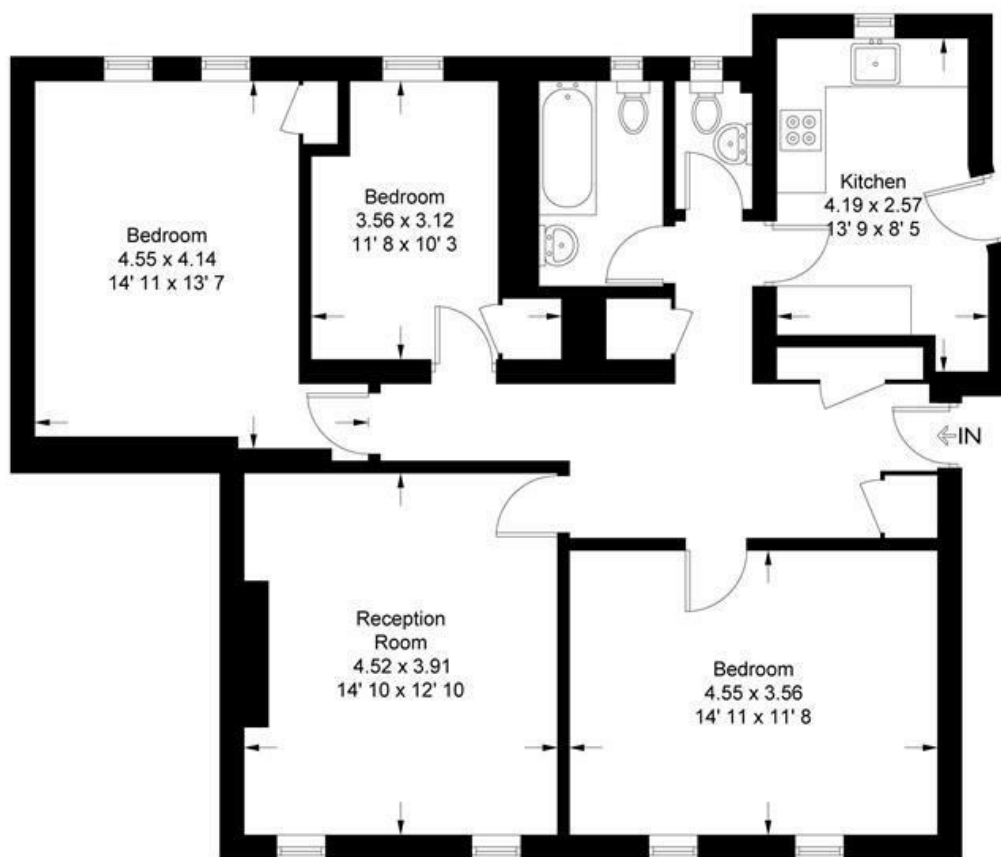
24 High Street, Wimbledon Village, SW19 5DX

**Location:**

Albemarle is located on Wimbledon Park Side 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.







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 D**

**Council Tax: E**

**Lease: 996 years + Share of Freehold**

**Service Charge: £4,513.92 pa - paid half yearly, currently includes heating and hot water. There is also a sinking fund.**

**NB: Pending works to install individual combi boilers in each flat, the cost will be covered by the sinking fund.**

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