

## Welford Place, Wimbledon SW19 5AJ



### Guide Price £1,600,000 Share of Freehold

Offering spacious and versatile accommodation extending to some 2150 sq. ft over four floors, a well presented five-bedroom family home set in a select prestigious development, a stone's throw from the All England Tennis Club and less than 500 metres of Wimbledon Village. The property has a bright and airy open plan kitchen/family room on the ground floor which overlooks the well-stocked landscaped garden and off the hallway, the garage has been partially converted to make space for a very useful utility room. On the first floor is a well-proportioned sitting room and a bedroom with an en-suite shower room, the second floor has a further three bedrooms and two bath/shower rooms, with the third floor being taken up by a wonderful family room/fifth bedroom, where there is lots of storage space and also access to a superb roof terrace which has some stunning open views and at certain times of the day is bathed in sunlight. The property has a very well stocked landscaped private garden to the rear and to the front there is off street parking for two cars. The residents of Welford Place enjoy the benefit of a well maintained private indoor pool complex and there is also a secure children's play area. Council tax band G (Merton).

- Five bedroom family house
- Three bath/shower rooms & guest cloakroom
- Well proportioned living room
- Kitchen/family room
- Utility room
- Superb roof terrace with views
- Well stocked landscaped rear garden
- Off-street parking for two cars
- Residents' indoor pool complex
- Lease 991 years + Share of Freehold. Service Charge £3,200 p.a.

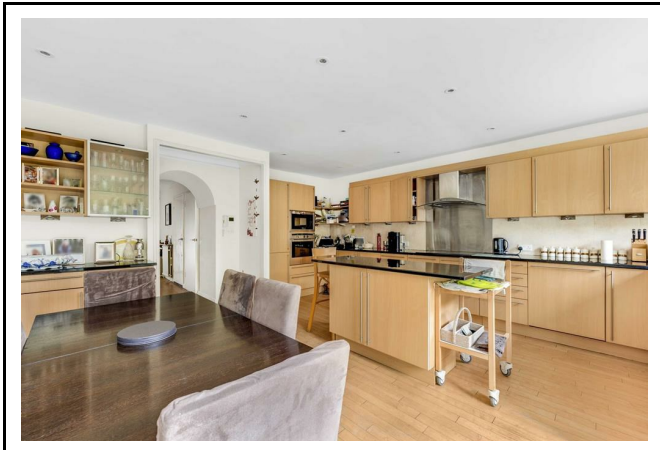
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24 High Street, Wimbledon Village, SW19 5DX

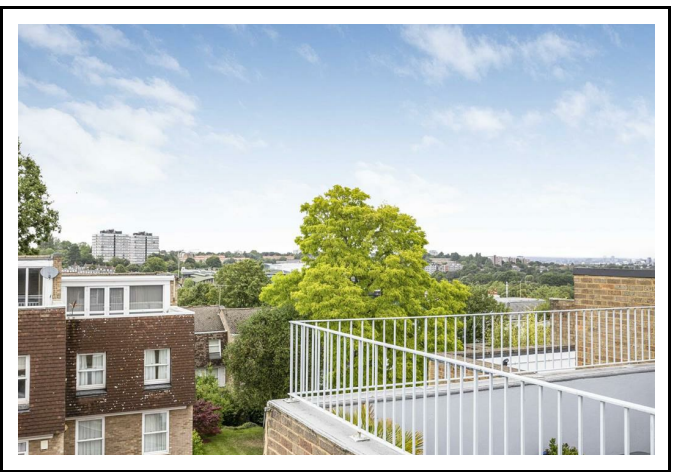
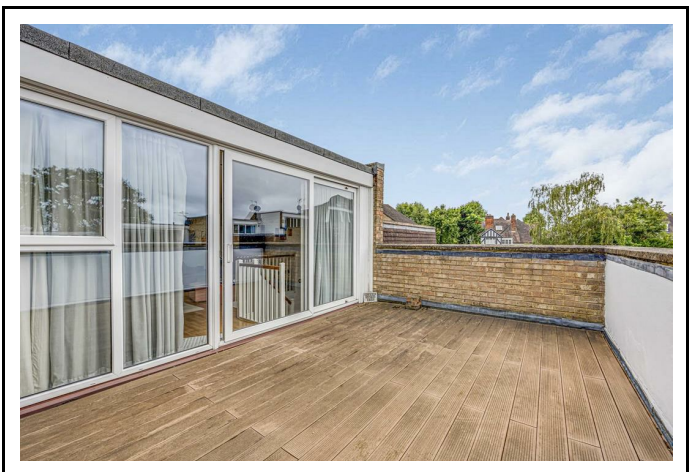
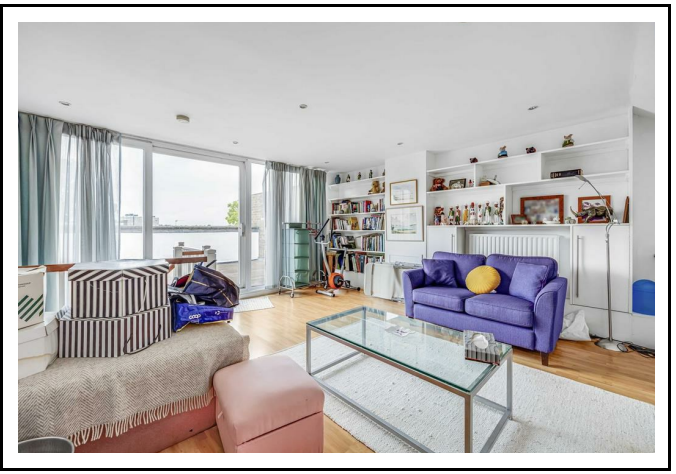
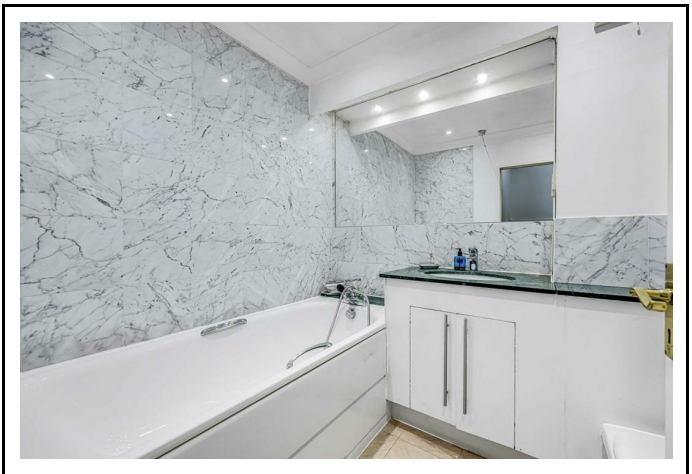
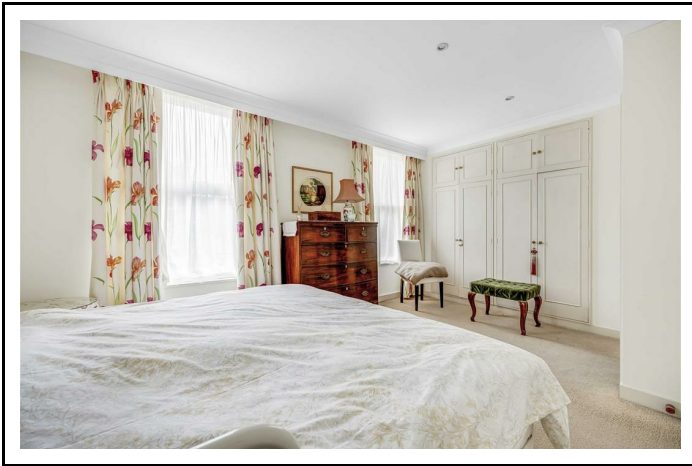


**Location:**

Welford Place is conveniently situated within the heart of Wimbledon Village with its fashionable shops, boutiques and restaurants. Wimbledon Common, which offers a variety of delightful walks and recreational facilities, is close by. The Mainline/District line station of Wimbledon Town centre is easily accessible.







# Welford Place

Approximate Gross Internal Area = 2150 sq ft / 199.8 sq m  
(Excluding Reduced Headroom / Eaves / Including Garage)  
Reduced Headroom / Eaves = 122 sq ft / 11.3 sq m  
Total = 2272 sq ft / 211.1 sq m



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: G**

**Lease: 991 years + Share of Freehold**

**Service Charge: £3,200 p.a. (payable half yearly and includes sinking fund and building insurance)**

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- 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;
- 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.

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