



## Bluegates, Belvedere Drive, Wimbledon SW19 7DG



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

Situated within a couple of hundred metres of Wimbledon Village and less than half a kilometre from Wimbledon mainline station, a spacious and rarely available purpose-built ground floor apartment, with a balcony overlooking the communal garden and a parking space, which is close to the front door with no steps in-between. The property has been well maintained by the current owner and has wood flooring in the living room and second bedroom, the kitchen is modern and well fitted with some integrated appliances and has space for a bistro table and chairs. Both bathrooms are modern and well maintained and the property has a spacious hallway and ample storage. Bluegates is a sought after small select development on the slopes of Wimbledon Hill, close to The All England Tennis Club and within a kilometre of Wimbledon Common, the property also comes with a share of the freehold. Council tax band F (Merton).

- Purpose built ground floor apartment
- Two double bedrooms
- Two bathrooms (one en-suite)
- Spacious living room
- Balcony overlooking gardens
- Modern fitted kitchen
- Well maintained communal gardens
- Allocated parking space nearby
- Lease 971 years + Share of Freehold
- Service charge £3,500 per annum

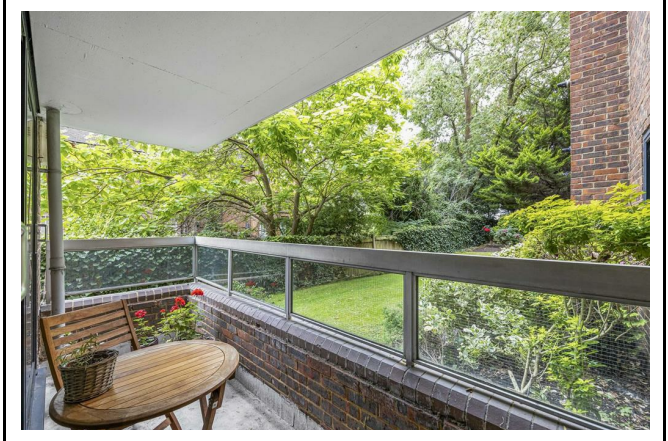
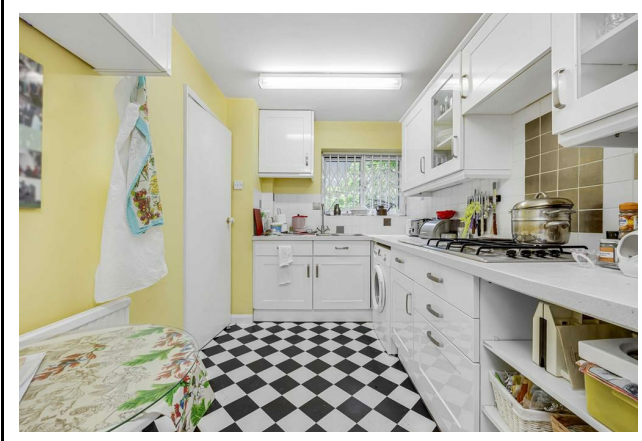
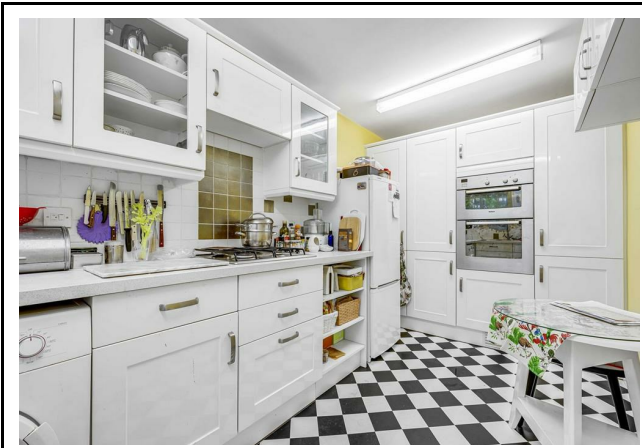
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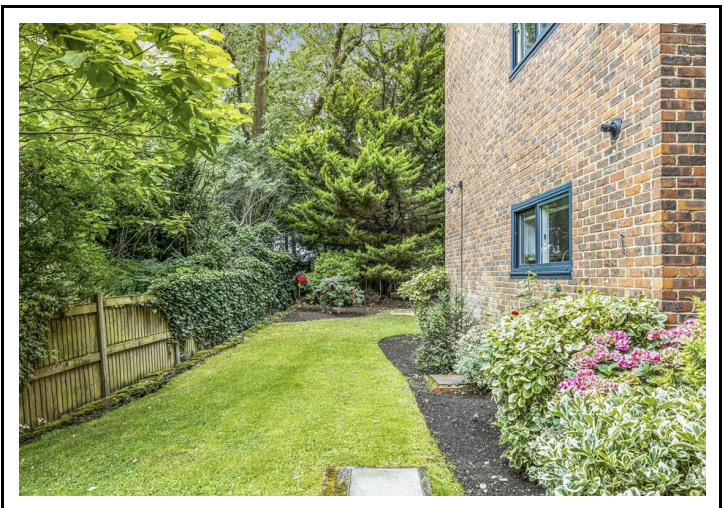
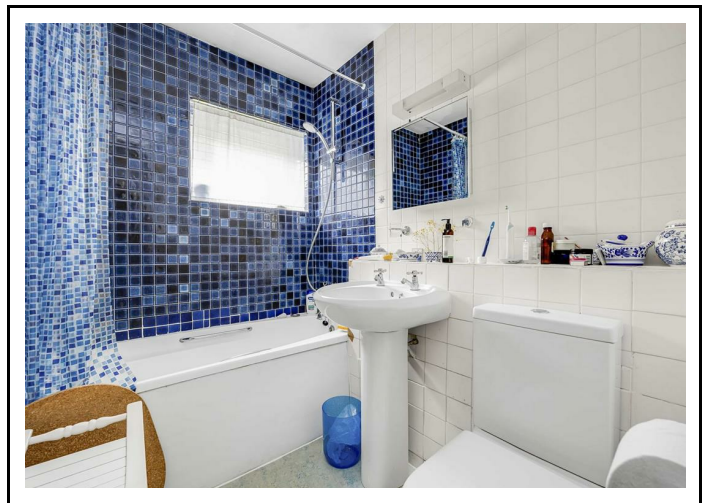
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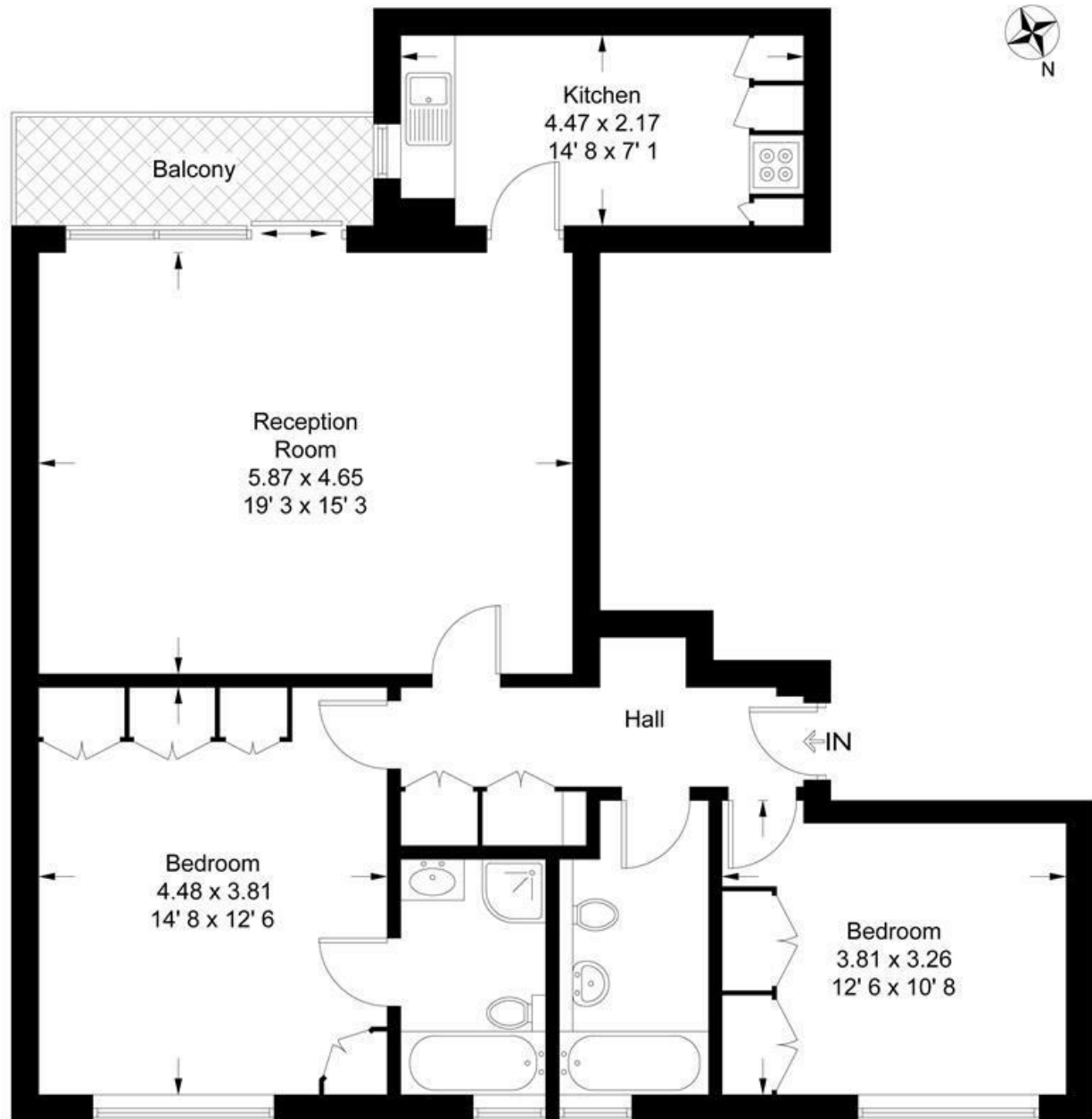


**Location:**

This property is conveniently placed for both Wimbledon Village with its fashionable boutiques, restaurants and the open spaces of the Common and Wimbledon Town centre with its Mainline/District line station, shops, bars restaurants and entertainment facilities. The A3 provides access to the M25 and other major road networks. This property is also well located for Wimbledon's highly regarded schools.







## 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: 971 years + Share of Freehold**

**Service Charge: £3,500 per annum (includes sinking fund & building insurance)**

**Ground Rent: none payable**



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