

## Lanherne Cottage, The Downs, Wimbledon SW20 8JG



### Guide Price **£520,000 Leasehold**

This detached coach-house with its own garden, secure underground parking space and storage facility forms part of the prestigious Lanherne House development which is located on The Downs, equidistant to Wimbledon Village, the Town centre and mainline station. The property offers a hallway with a storage cupboard, a well fitted modern kitchen with a range of integral appliances, living room which is open plan to a glazed garden room with a vaulted ceiling that overlooks the patio, private garden and the surrounding communal gardens. There is a double bedroom with built in wardrobes and a luxurious fully tiled bathroom. Outside is a small private garden with a side storage area. The property is nestled securely in the grounds of Lanherne House which boasts a part time porter, cinema room and gymnasium for the use of the residents. Wimbledon Common is a short walk away and there are some excellent state and private schools in the area. Council tax band E.

- Charming coach house
- Living area with open plan kitchen
- Garden room
- Bedroom with built-in wardrobes
- Luxurious fully tiled bathroom
- Private garden with patio & lawn
- Secure underground parking
- Cinema room & gym
- Secure gated development with part time porter
- Lease 979 years - Service Charge ££2,258.60 p.a. / Ground rent £400 p.a.

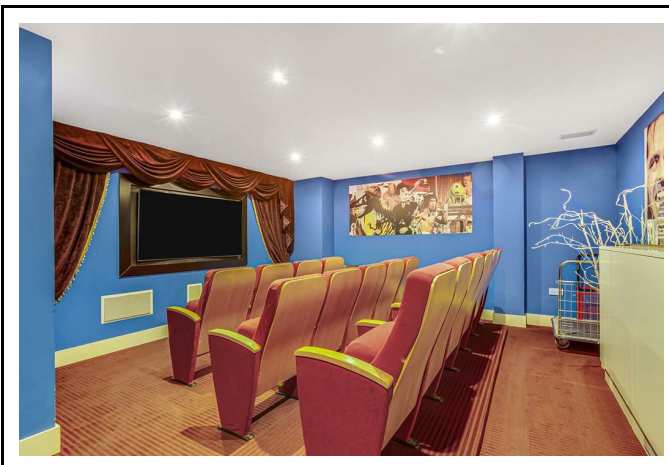
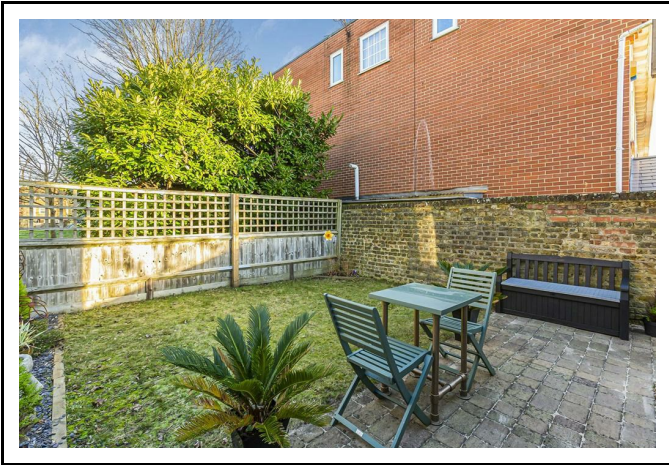
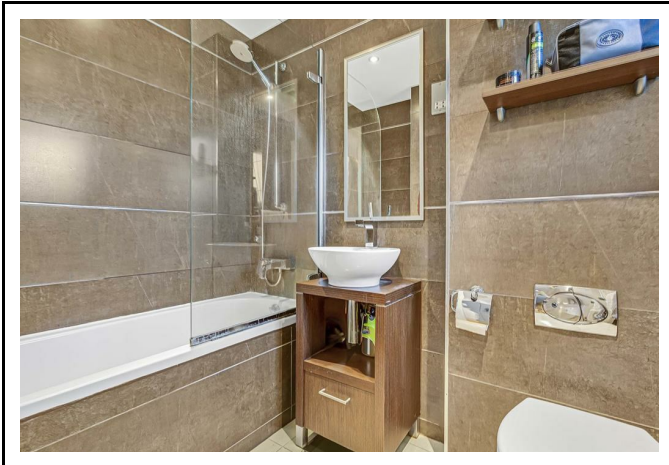
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

**Location:**

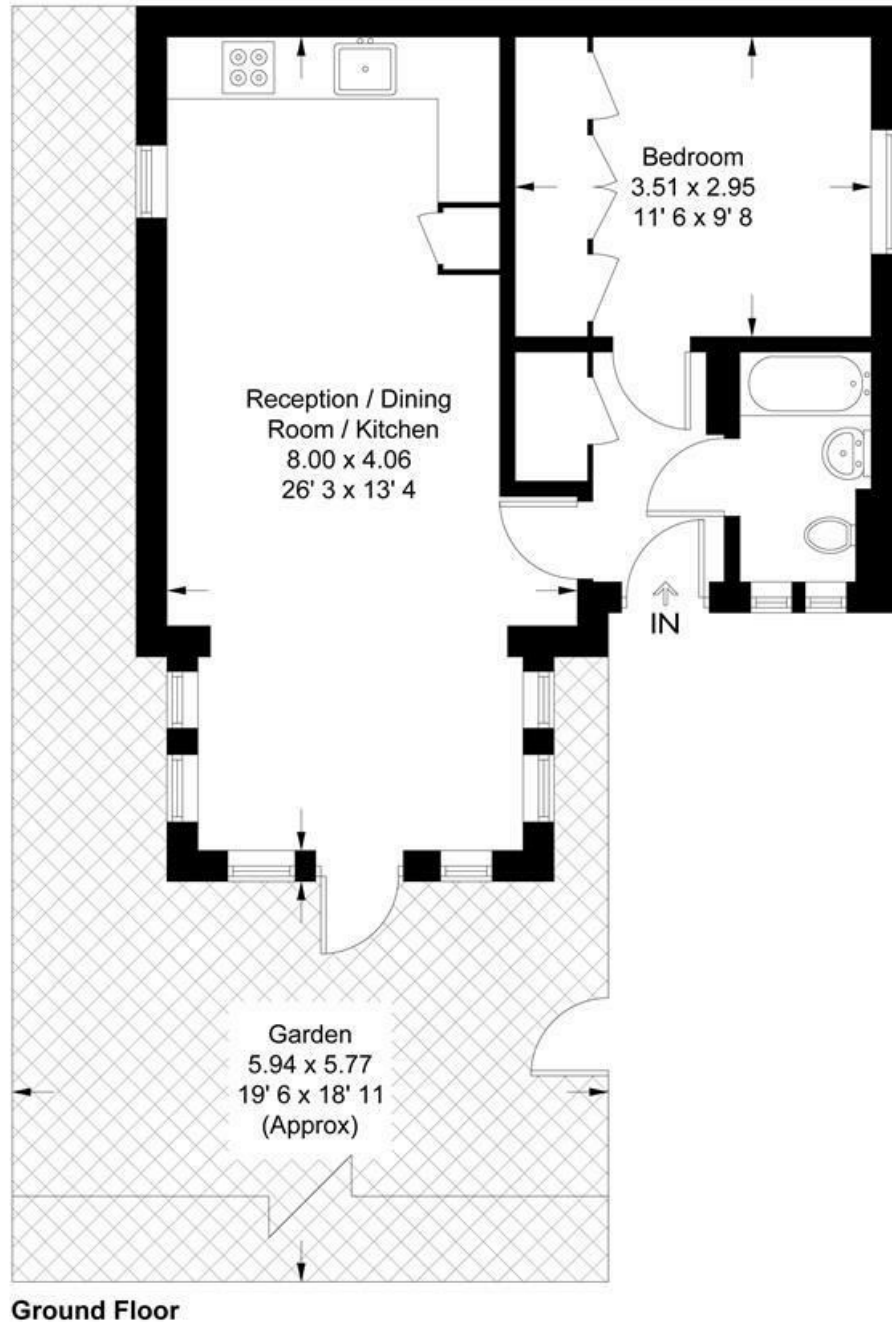
The Downs has good access to Wimbledon Common with its wonderful open spaces, delightful walks and recreational facilities and Wimbledon Village which boasts an exclusive range of shops, boutiques and restaurants. Both Raynes Park and Wimbledon stations are easily accessible and have regular train services into London. The A3 provides access to the M25 and other major road networks. The property is also well located for Wimbledon's highly regarded schools.





# Lanherne Cottage

Approximate Gross Internal Area = 498 sq ft / 46.3 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 E**

**Council Tax: E**

**Lease: 979 years**

**Ground Rent: £400 per annum**

**Service Charge: £2,258.60 per annum (£1129.30 payable half yearly July-Dec). Building insurance and contribution to sinking fund included in service charge.**

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