

Parkland Gardens, Wimbledon SW19 6DT



Guide Price £400,000 Leasehold

A charming one bed maisonette situated in an elegant Victorian mansion located close to Wimbledon Common. A rare opportunity, the property would make a great first time buy or as a perfect pied-a-terre. The property is in good order and has its own entrance, a lovely private courtyard garden and an allocated parking space. The property is situated close to public transport, Wimbledon Village and Southfields are close by, as well as the A3. Council tax band C (Wandsworth).

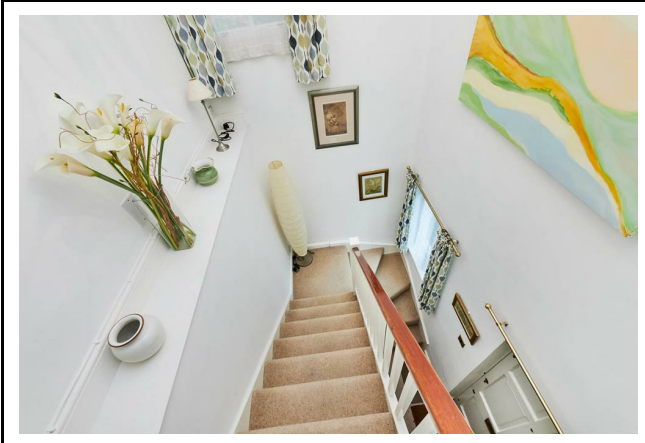
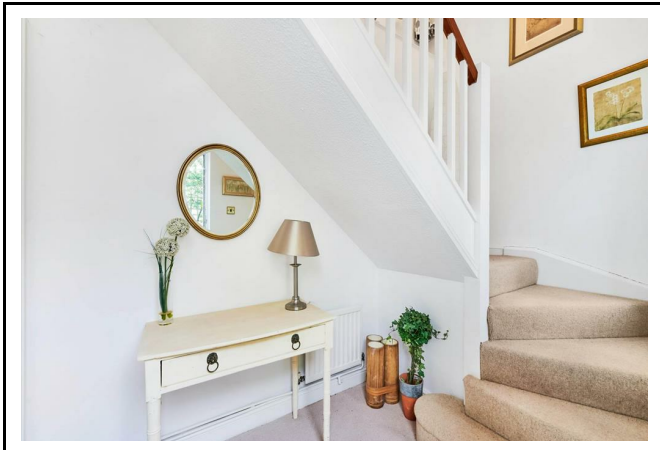
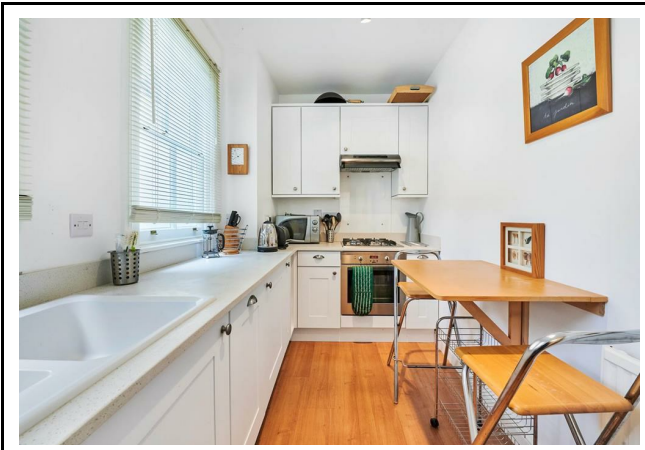
- Maisonette
- One bedroom
- Elegant Victorian mansion block
- Private entrance
- Courtyard garden
- Allocated parking
- Perfect pied-terre
- Leasehold – approx 112 years
- Yearly service charge approx £2,700
- Yearly ground rent £100

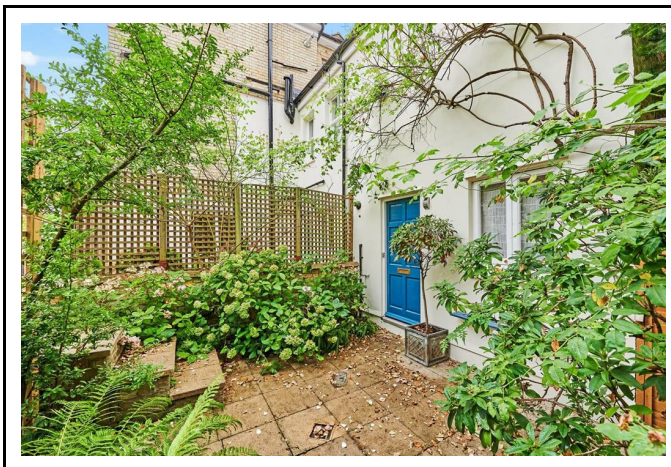
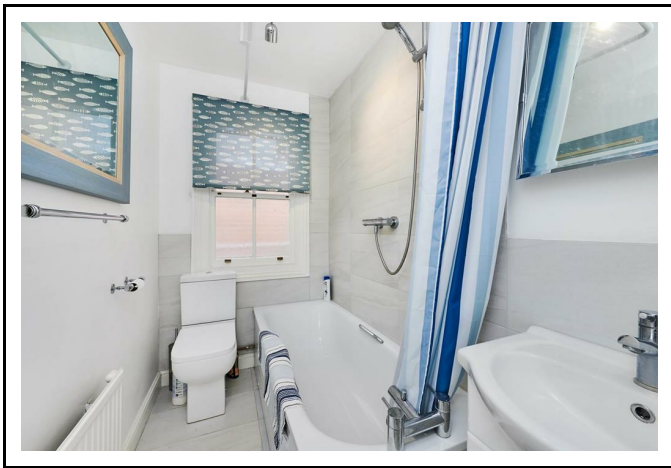
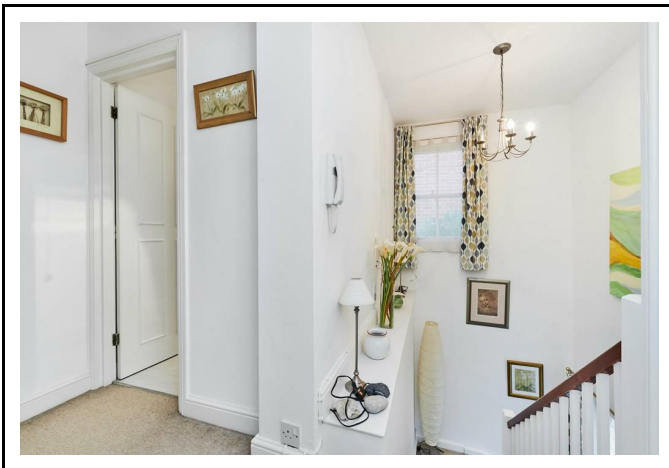
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

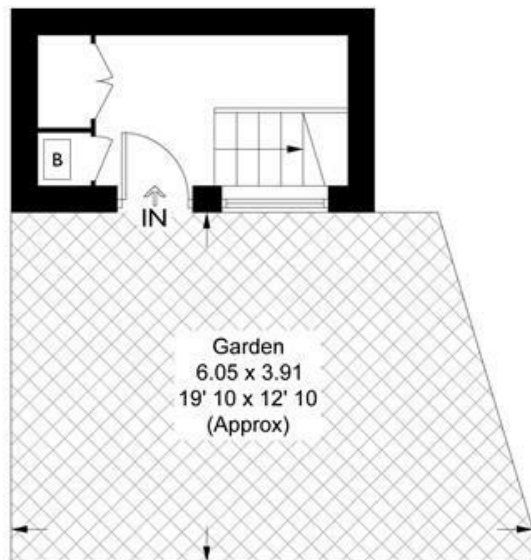
Parkland Gardens is within walking distance to the open spaces of Wimbledon Common which offers a variety of delightful walks and recreational facilities. Both Wimbledon Village and Putney are close by, offering fashionable boutiques, restaurants and bars. The property is also within walking distance of Southfields town centre and its District line tube service and benefits from good transportation links with the A3 offering access to Surrey and the M25



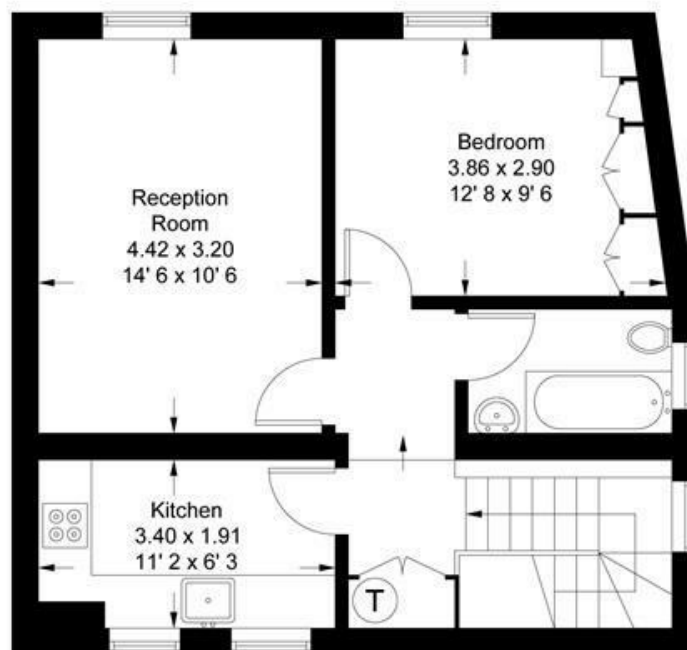


Parkland Gardens

Approximate Gross Internal Area = 587 sq ft / 54.5 sq m



Ground Floor
67 sq ft / 6.2 sq m



First Floor
520 sq ft / 48.3 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 D

Council Tax: C

Leasehold:- Approx 112 years

Service Charge:- £2,700.00 pa (payable half yearly and includes building insurance and sinking fund)

Ground Rent:- £100.00 pa

Note: andrew scott robertson for itself and for the vendors or lessors of this property whose agents they are give notice that:

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- (iii) 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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