

Parkland Gardens, Wimbledon SW19 6DT



Guide Price £400,000 Leasehold

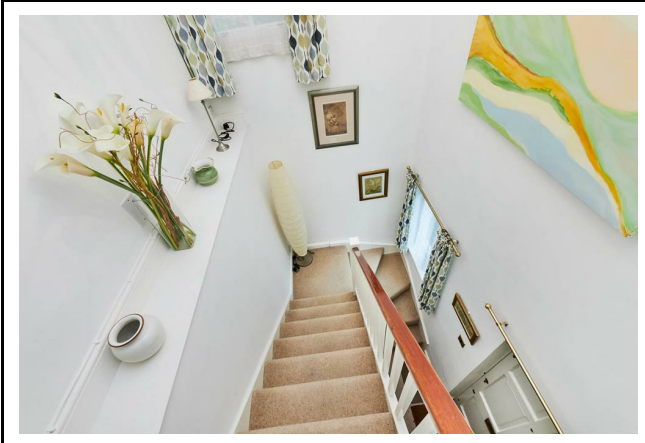
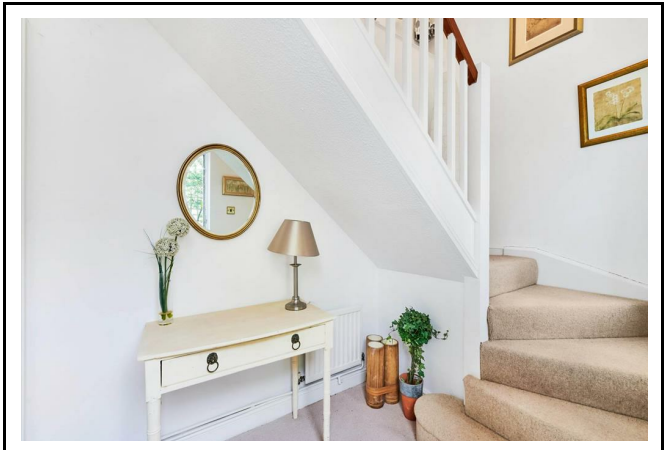
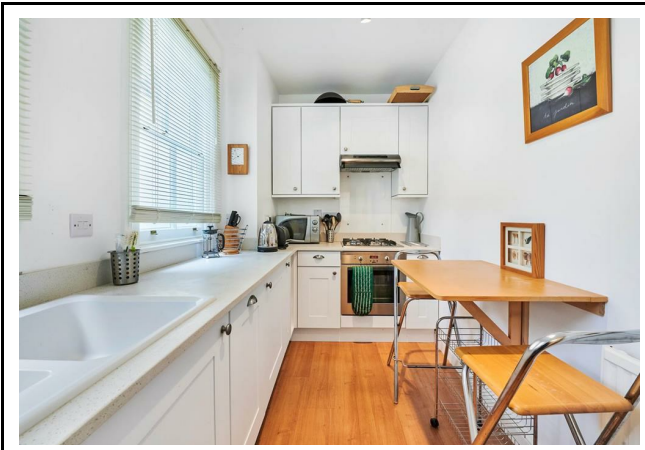
A charming one bed maisonette situated in an elegant Victorian mansion located close to Wimbledon Common. A rare opportunity, the property would make a great first time buy or as a perfect pied-a-terre. The property is in good order and has its own entrance, a lovely private courtyard garden and an allocated 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).

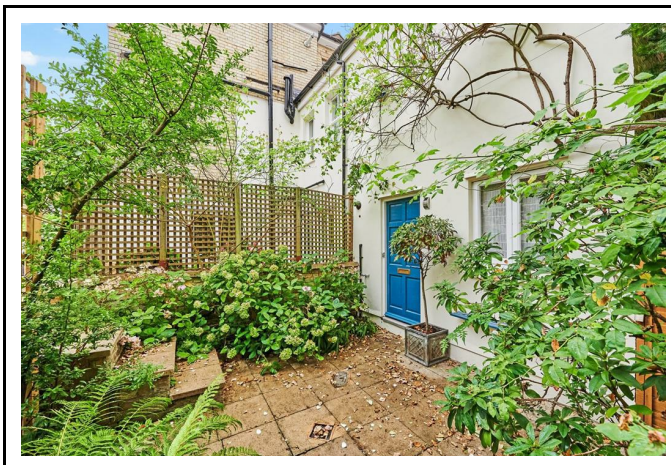
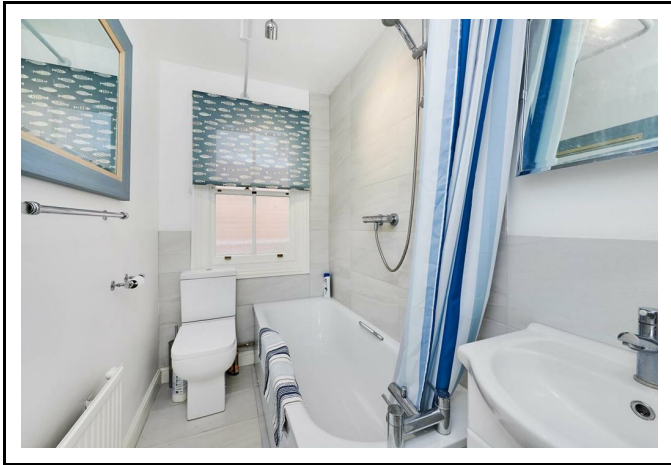
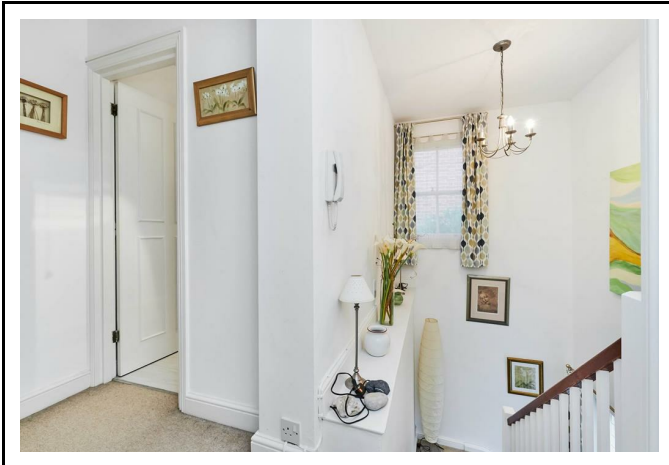
- Maisonette
- One bedroom
- Elegant Victorian mansion block
- Private entrance
- Courtyard garden
- Allocated parking
- Perfect pied-terre
- Leasehold – approx 112 years
- Yearly service charge approx £2,700
- Yearly ground rent £100

020 8971 6780
24 High Street, Wimbledon Village, SW19 5DX

Location:

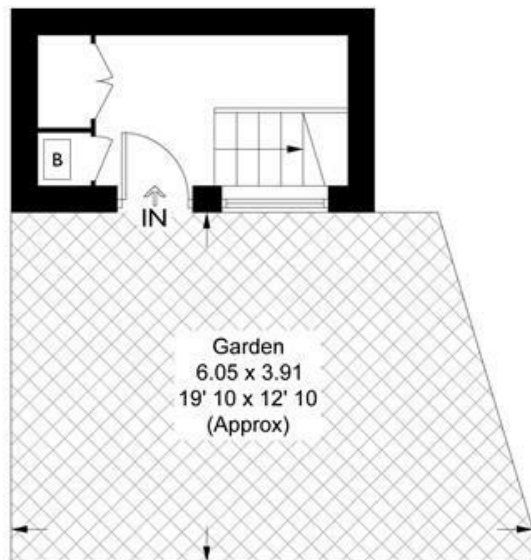
Parkland Gardens is within walking distance to the open spaces of Wimbledon Common which offers a variety of delightful walks and recreational facilities. Both Wimbledon Village and Putney are close by, offering fashionable boutiques, restaurants and bars. The property is also within walking distance 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



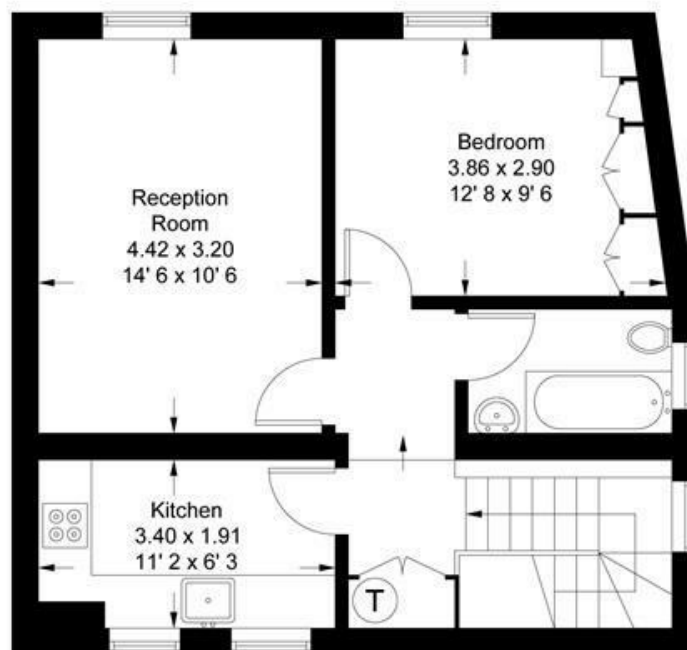


Parkland Gardens

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

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- (ii) 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;
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