

## Ibex House, Arthur Road, Wimbledon SW19 8AQ



### Guide Price £1,100,000 Leasehold

A beautifully presented luxury penthouse apartment situated in the perfect spot for quick and easy access to Wimbledon Park high street and tube station. Located on the seventh floor (with lift), this immaculately finished property features three en-suite bedrooms, a naturally bright and spacious main reception room and a modern fitted kitchen. The property also benefits from having outside space with a large L shaped private south westerly facing balcony with lovely views; accessed one end from the living room and the other end from the main bedroom. The flat also has an allocated parking space at the rear of the building as well as secure bike storage. A great opportunity to acquire a truly fabulous and stunning property. Long lease of approximately 984 years, service charge: £4,350 per annum (£2,175 payable half yearly) and ground rent £450 per annum. Council tax band F (Merton).

- Penthouse apartment
- Three en-suite bedrooms
- Master bedroom has a jacuzzi bath
- Modern fitted kitchen
- Cloakroom
- Fantastic balcony views across into London and over to the Surrey Hills
- Allocated parking space
- Lift
- Leasehold - Long lease
- Few minutes walk to Wimbledon Park underground station

020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

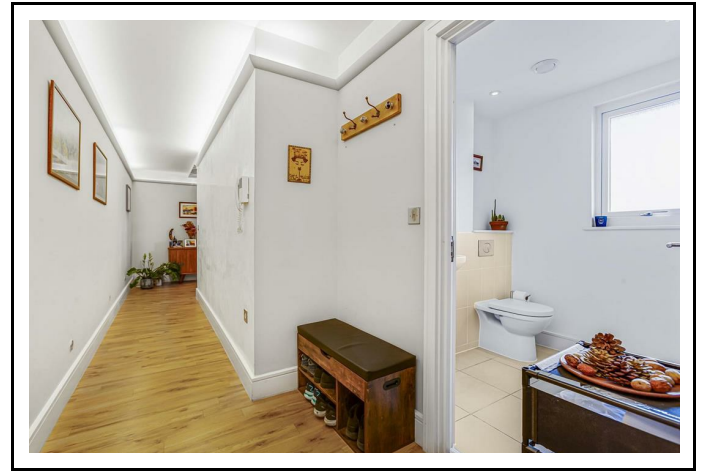
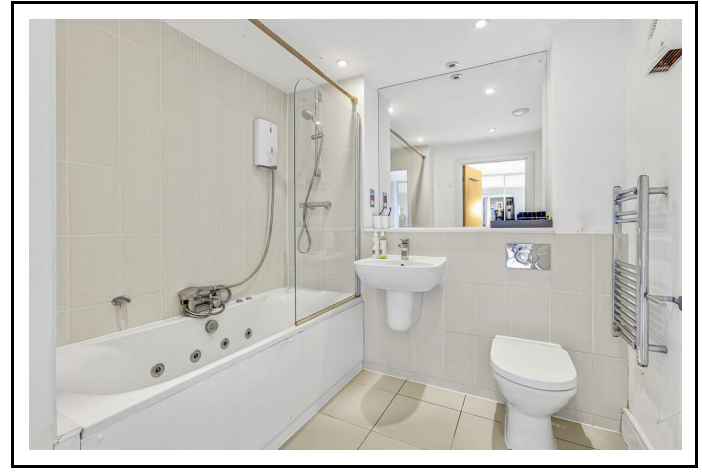
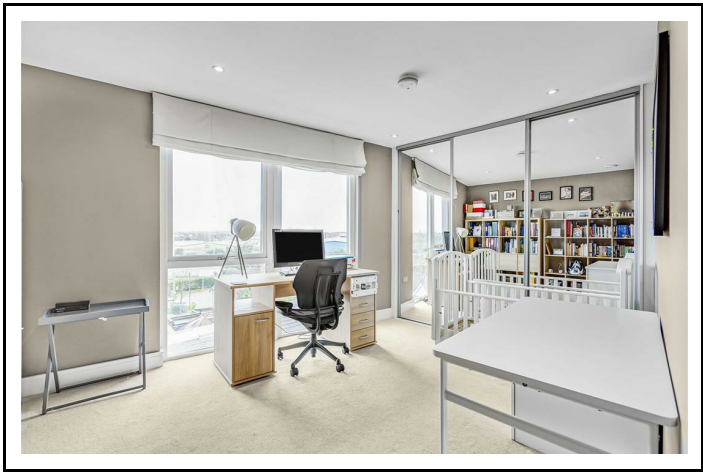
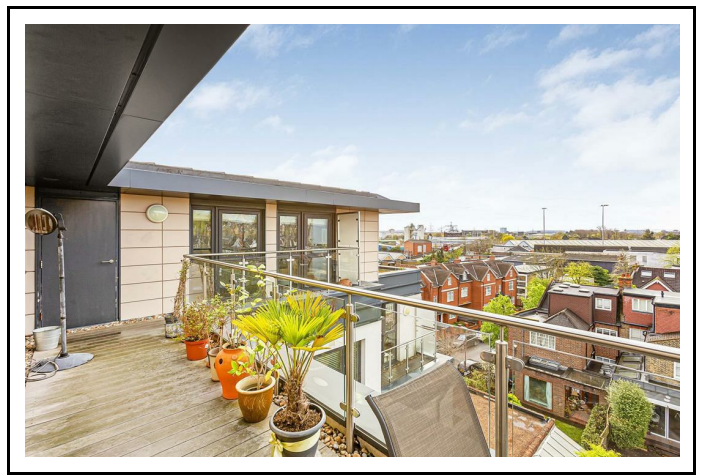


**Location:**

Ibex House is on Arthur Road which is a sought after residential road with good access to Wimbledon Village which boasts an exclusive range of shops, boutiques and restaurants. Wimbledon Park station is a few minutes walk away and Wimbledon town centre and station is easily accessible and provide regular train services into London. The A3 provides access to the M25 and other major road networks and the property is also well located for Wimbledon's highly regarded schools.





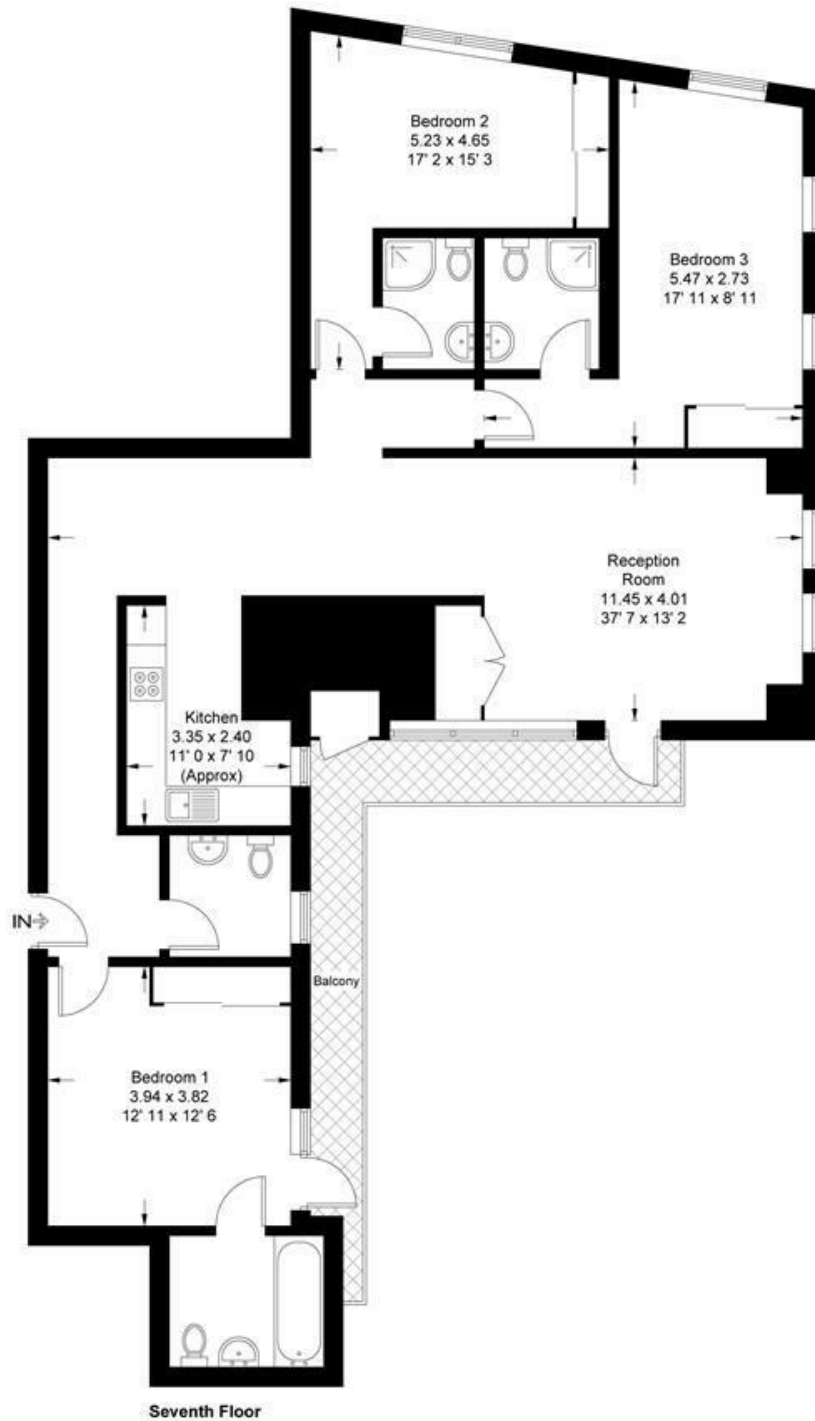


# Ibex House

Approximate Gross Internal Area = 1280 sq ft / 118.9 sq m

Store = 7 sq ft / 0.7 sq m

Total = 1287 sq ft / 119.6 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 C**

**Council Tax: F**

**Service Charge: £4,350 pa (£2,175 payable half yearly)**

**Ground Rent: £450 per annum**

**Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson**

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