

Stage House, Montague Road, Wimbledon SW19 1FT



Guide Price £685,000 Share of Freehold

This well presented two bedroom, two bathroom (one en-suite) apartment is situated on the second floor of this recently built executive development and has the benefit of its own private balcony. The apartment has a west facing aspect and boasts an open plan kitchen/reception which leads directly onto the private balcony and the finish throughout is of the highest quality, with underfloor heating in all rooms, top brand integrated appliances and TV points linked to a Sky Q aerial. The current owner bought into the developer's freehold offer, so the apartment comes with a share of freehold as well as a secure allocated parking space and a 10 year Premier building warranty. Ideally located within easy reach of Wimbledon station and all the amenities of the Town centre, the open spaces of South Park Gardens and the additional transport links provided by the Northern Line are also close by. Council tax band E (Merton)

- Luxury second floor two bedroom apartment
- Two double bedrooms
- Two bath/shower rooms (one en-suite)
- Open plan reception room/kitchen
- West facing private balcony
- Lift
- Secure allocated parking space
- Well presented
- Lease 999 years + Share of Freehold
- Service Charge: £2,545 p.a. (payable half yearly)

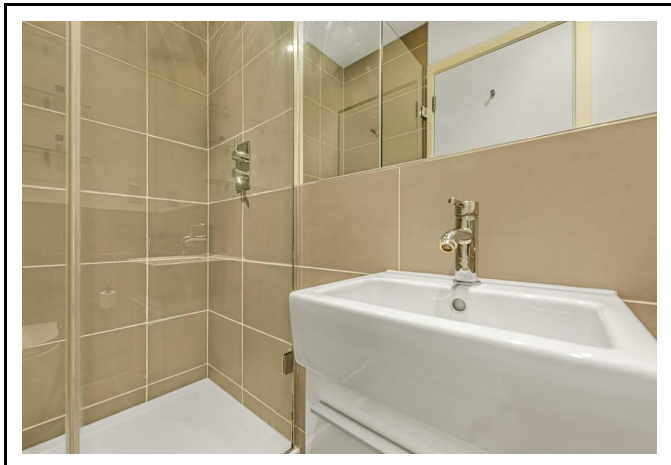
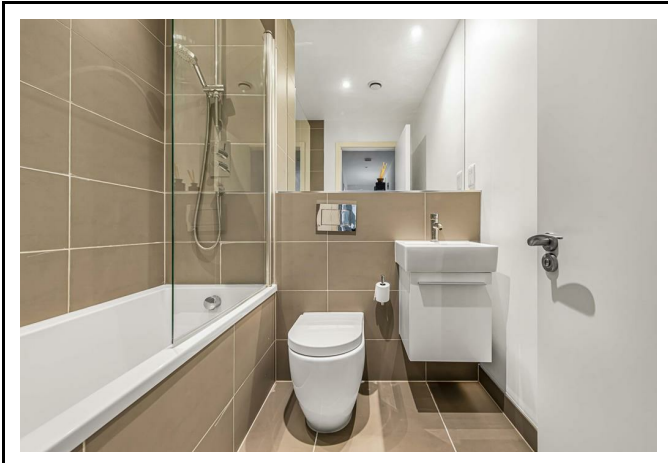
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

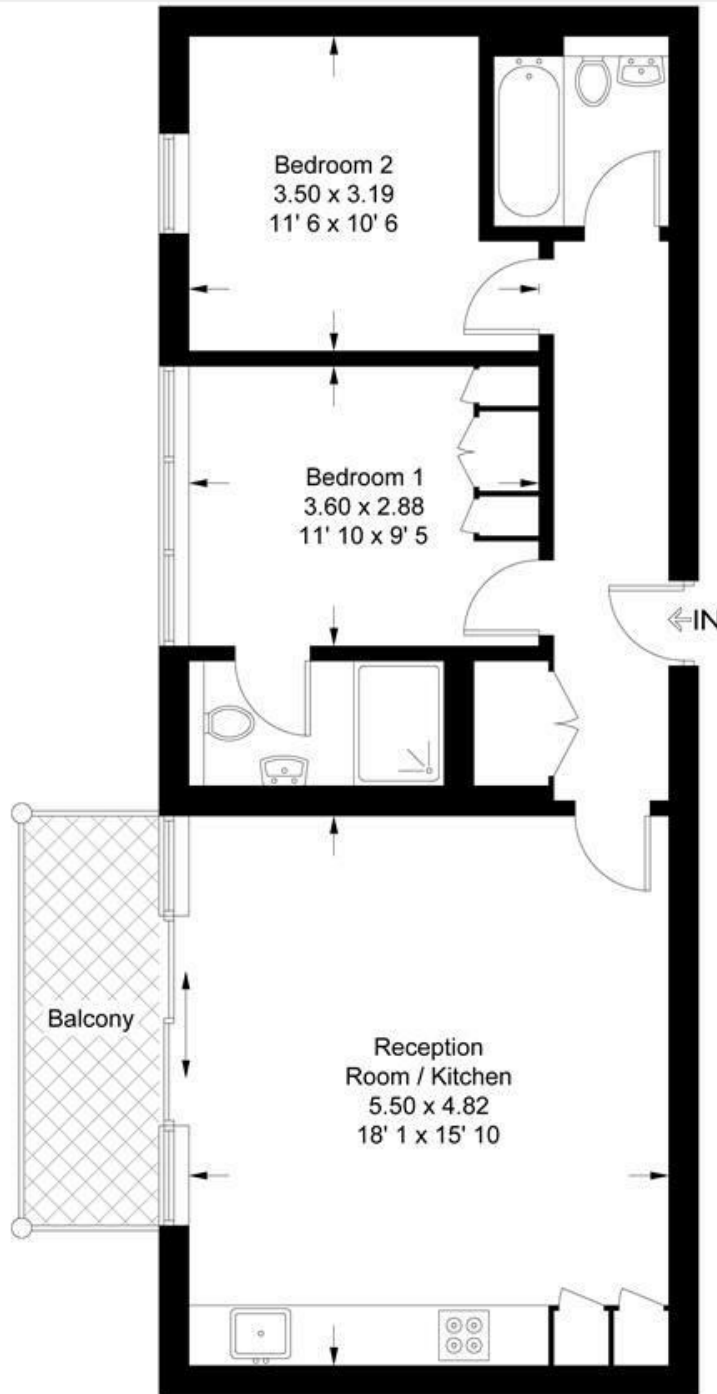
The property is conveniently located for Wimbledon Town centre with its many amenities including the Mainline/District line station, shops, bars, restaurants and theatres. South Wimbledon (Northern line) underground station is also close by and the area is well served good local primary schools including Holy Trinity, St Mary's and Pelham Primary School.





Stage House

Approximate Gross Internal Area = 692 sq ft / 64.3 sq m



Second Floor

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EPC Rating B

Council Tax: E

Lease: 999 years + Share of Freehold

Service Charge: £2,545 p.a. (payable half yearly)

Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson

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