

## Chapman Square, Wimbledon SW19 5QR



### Guide Price £865,000 Share of Freehold

A beautifully presented and well appointed two bedroom, two bathroom luxury apartment situated on the ground floor of this exclusive development moments from the open spaces of Wimbledon Common. The octagonal reception room adds a unique touch to the living space and is complemented by a dining room accessed through an archway. The modern fitted eat-in kitchen has a full range of integrated appliances and the master bedroom suite has extensive fitted wardrobes, en-suite bathroom and double doors to a patio area which is very secluded and surrounded by woodland. Chapman Square is an exclusive and extremely desirable development surrounded by communal gardens and benefitting from 24 porter and excellent security. The property has no onward chain and benefits from independent central heating, allocated parking space and a share of the freehold. Council tax band F (Wandsworth).

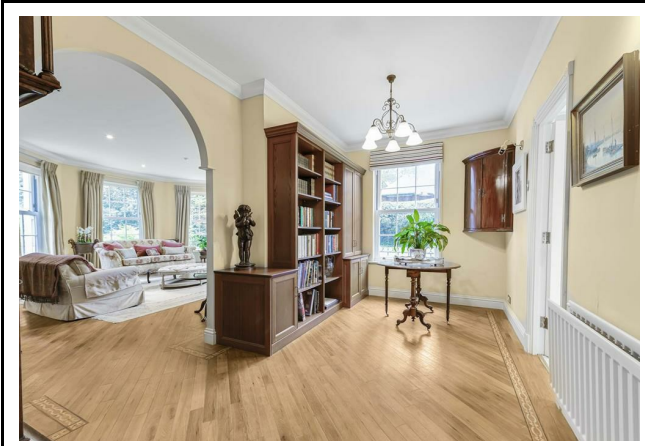
- Well presented ground floor luxury apartment
- Two bedrooms
- Two bath/shower rooms (one en-suite)
- Bright octagonal reception room
- Dining room
- Modern fitted eat-in kitchen
- Access to patio area & communal gardens
- Allocated parking & 24 hour porter
- Lease 991 years + share of freehold
- Service Charge: £3,988.35 p.a.

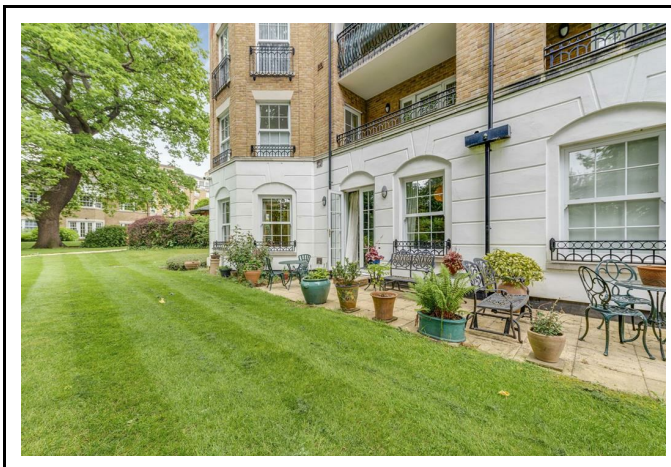
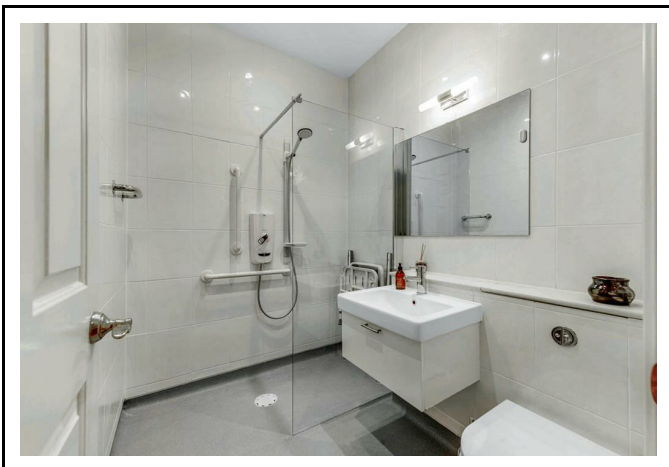
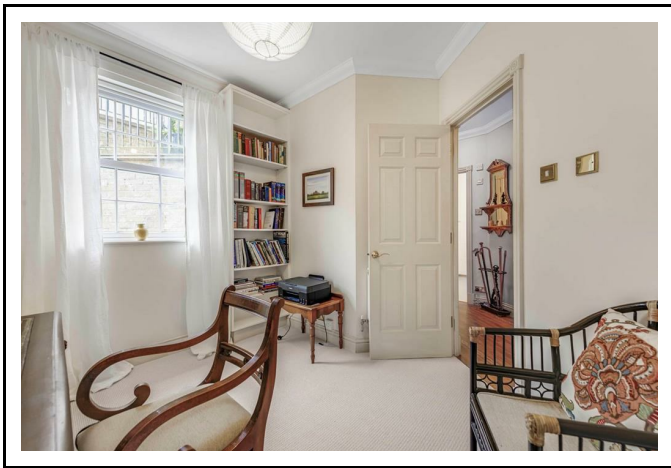
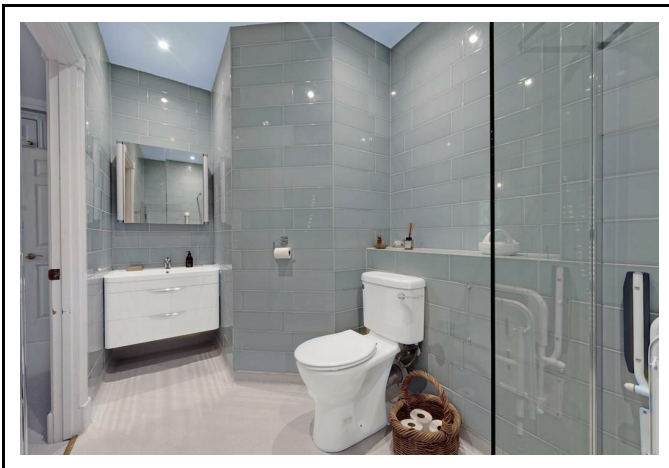
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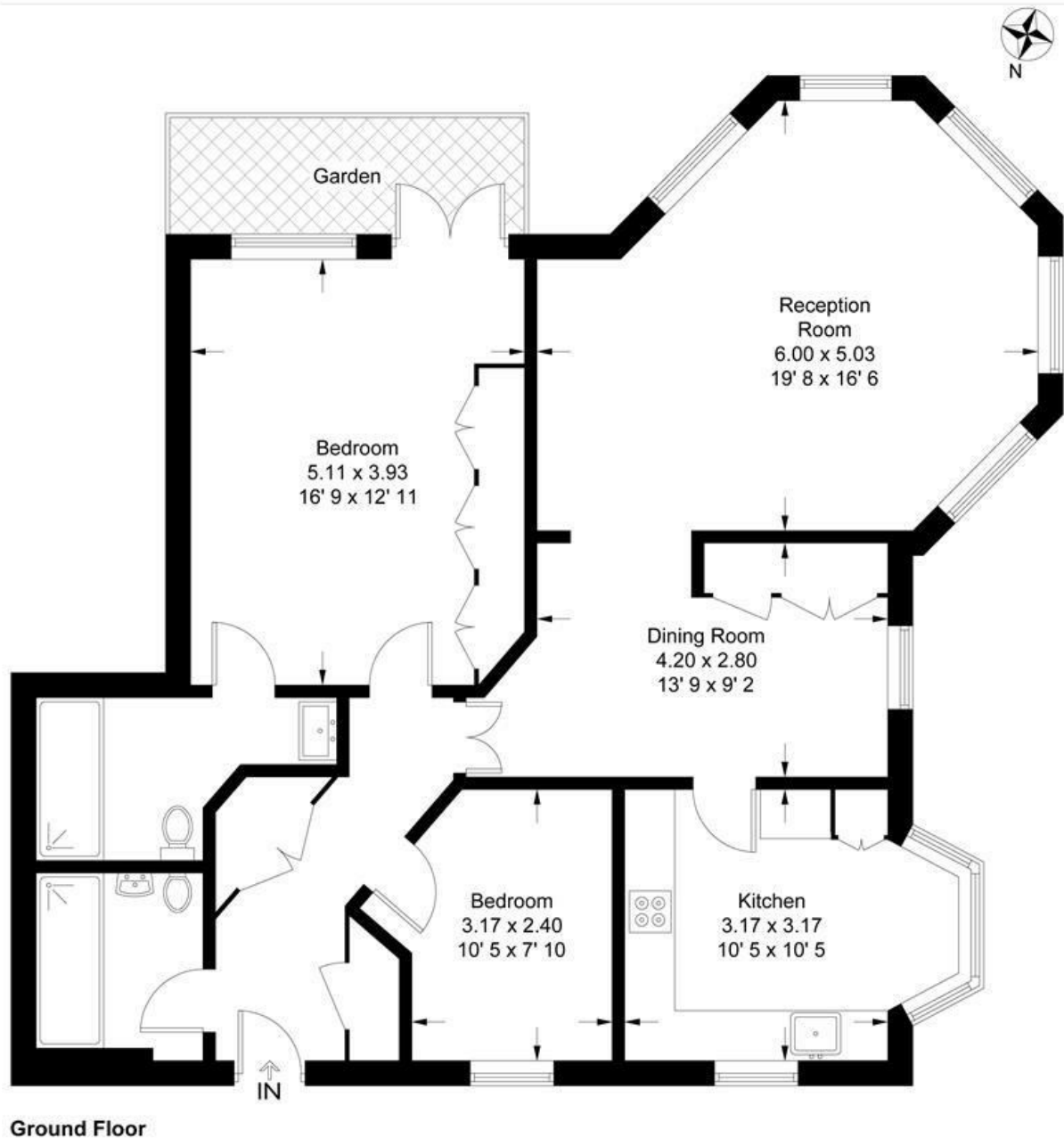
24 High Street, Wimbledon Village, SW19 5DX

**Location:**

Chapman Square is situated moments from Wimbledon Common which offers a variety of delightful walks and recreational facilities. Wimbledon Village itself is less than a mile away and is renowned as one of the most desirable residential locations south of the River Thames. Wimbledon offers exceptional transport facilities both by rail and underground whilst Southfields tube station is less than half a mile away. The A3 offers easy access to the M25 and other major road networks.







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**EPC Rating C**

**Council Tax: F (Wandsworth)**

**Lease: 991 years + share of freehold**

**Service Charge: £3,988.35 p.a. which includes building insurance (reviewed 1/6/2024)**

**NB: The immediate patio outside the flat is not demised to the property but is not used by anyone else.**

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

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