

## Ambrose House, Chambers Park Hill, Wimbledon SW20 0NX



### Guide Price £685,000 Leasehold

This bright and spacious two-bedroom luxury apartment features a south-facing balcony and an allocated parking space. It is ideally located on the second floor of the prestigious Berkeley Homes development at Wimbledon Hill Park, off Copse Hill in leafy West Wimbledon. The property is beautifully presented and has been meticulously maintained by the current owners. It boasts well-proportioned double bedrooms, luxury bathroom, a superb open-plan double aspect living room with a contemporary kitchen area and doors leading to the balcony. There is also bike storage available if required. The development includes lovely communal grounds and backs onto Morley Park. Raynes Park is nearby, and the apartment is less than 100 yards from the 200 bus stop on Copse Hill, providing easy access to Wimbledon Town Centre and the mainline station. Chain free. Council tax band E (Merton). 35% share also available to purchase for £243,250.

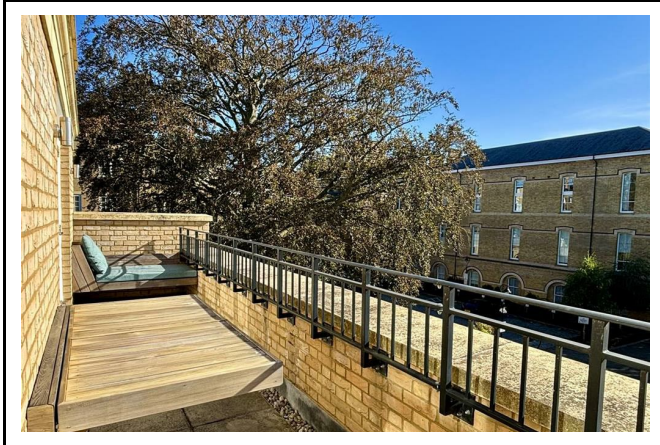
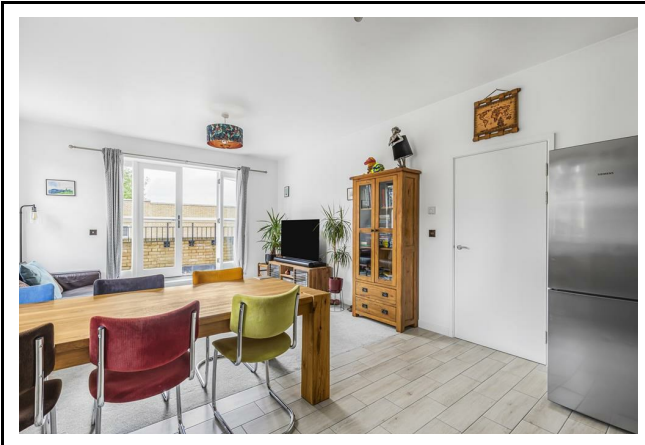
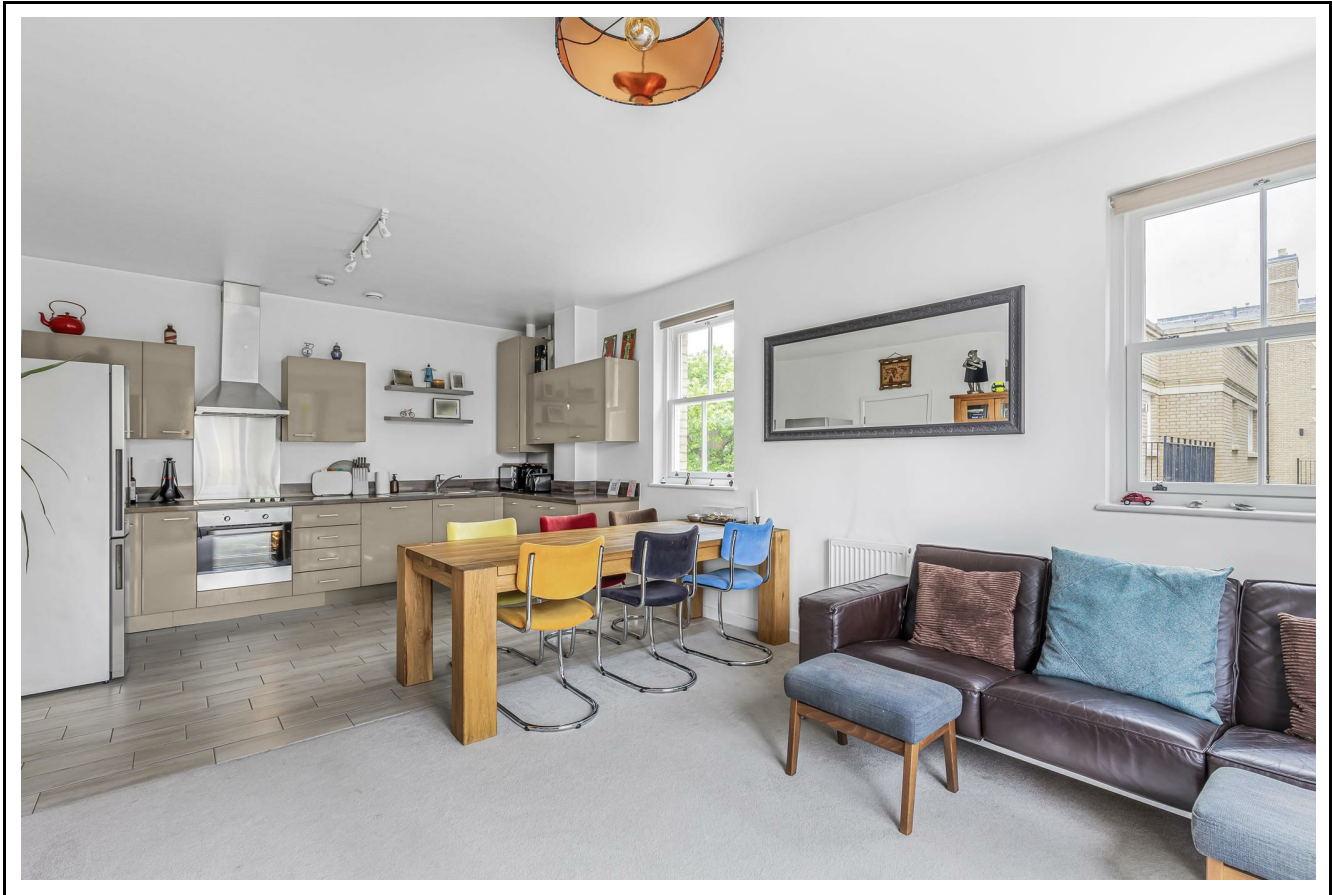
- Superb second floor apartment
- Two double bedrooms
- Luxury bathroom
- Living room with access to balcony
- Luxury open plan kitchen
- Allocated parking space
- Bike storage available
- Audio door entry phone system
- Lease: 116 years
- Service Charge : £3,518.88 p.a. Ground Rent £100 p.a.

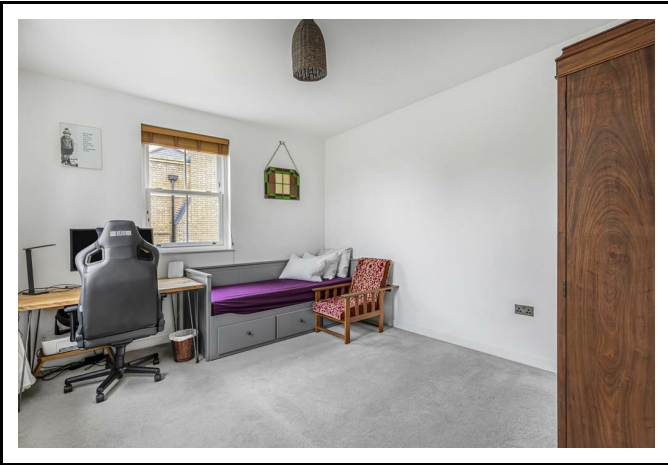
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

**Location:**

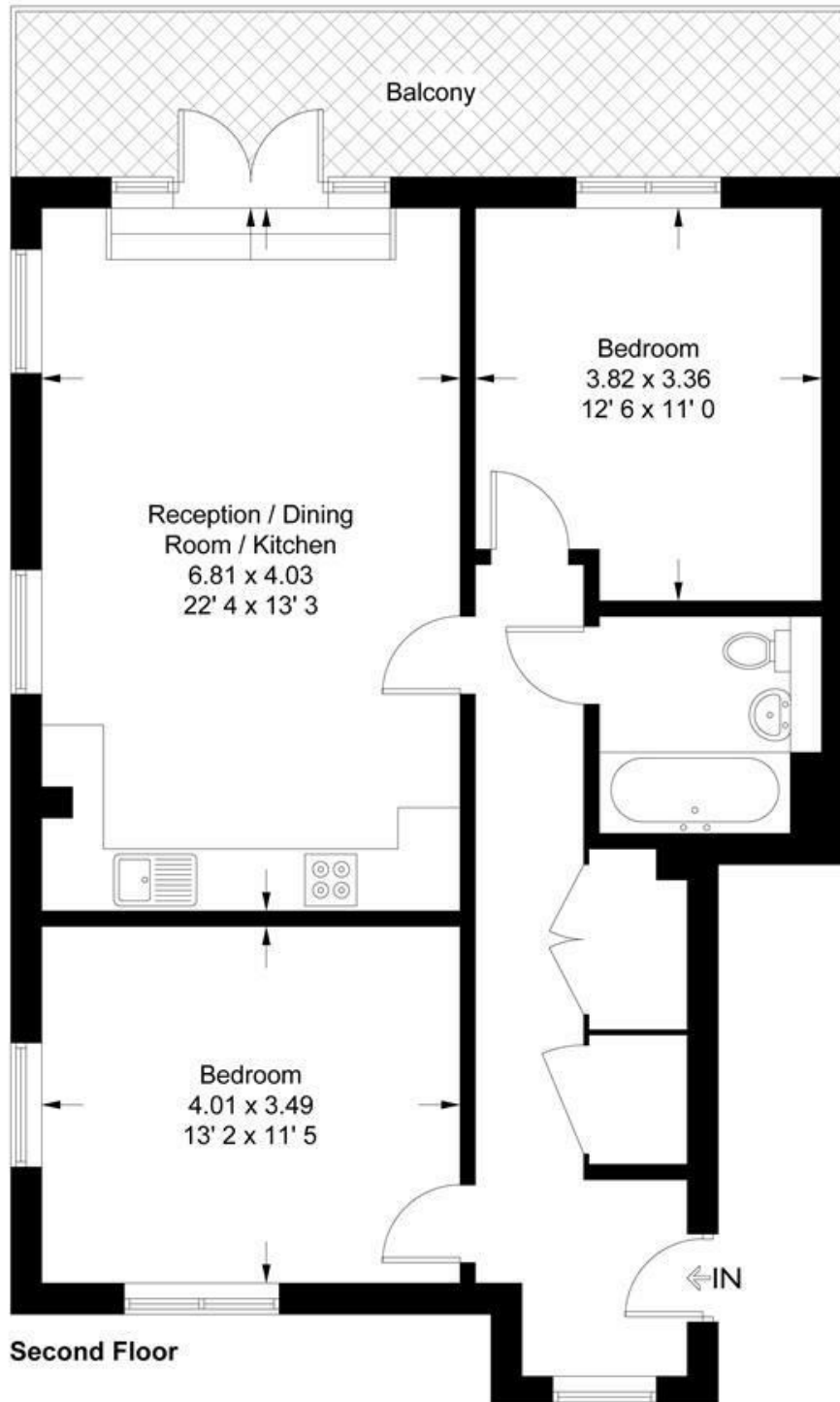
The property is well located with good access to Morley Park and Wimbledon Common with its wonderful open spaces, delightful walks and recreational facilities and Wimbledon Village which boasts an exclusive range of shops, boutiques and restaurants. Both Raynes Park and Wimbledon stations are easily accessible and have regular train services into London, and the A3 provides access to the M25 and other major road networks. The property is also well located for Wimbledon's highly regarded schools.





# Ambrose House

Approximate Gross Internal Area = 803 sq ft / 74.6 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 B**

**Council Tax: E**

**Lease: 116 years**

**Service Charge: £3,518.88 p.a. (payable half yearly)**

**Ground Rent: £100 p.a. (payable half yearly)**

**NB: 35% shared ownership is available to purchase for £243,250.**

Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson

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