

Ambrose House, Chambers Park Hill, Wimbledon SW20 0NX



Guide Price £243,250 Leasehold

35% Shared ownership. 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. 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). NB: 100% ownership is also available to purchase at £695,000

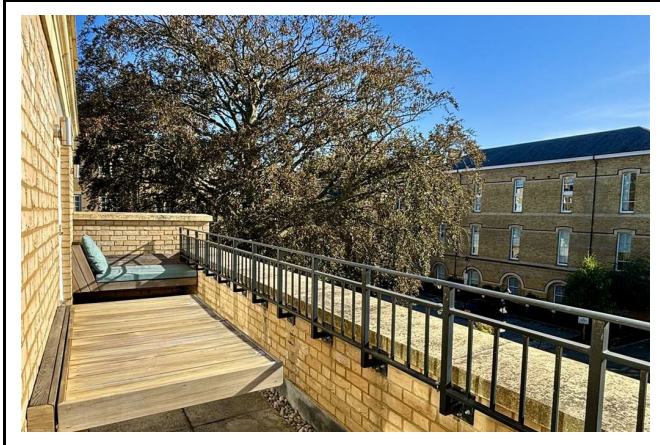
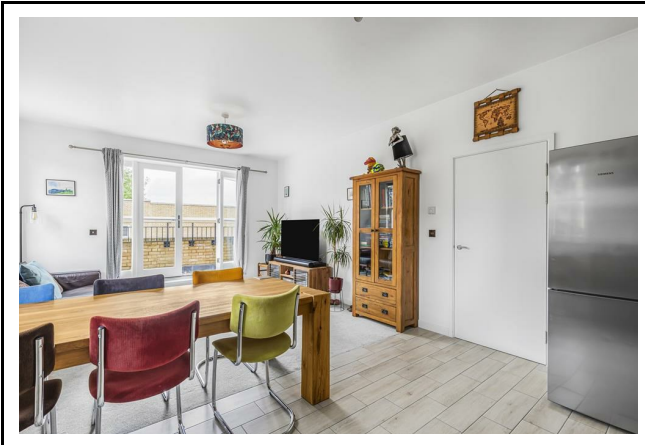
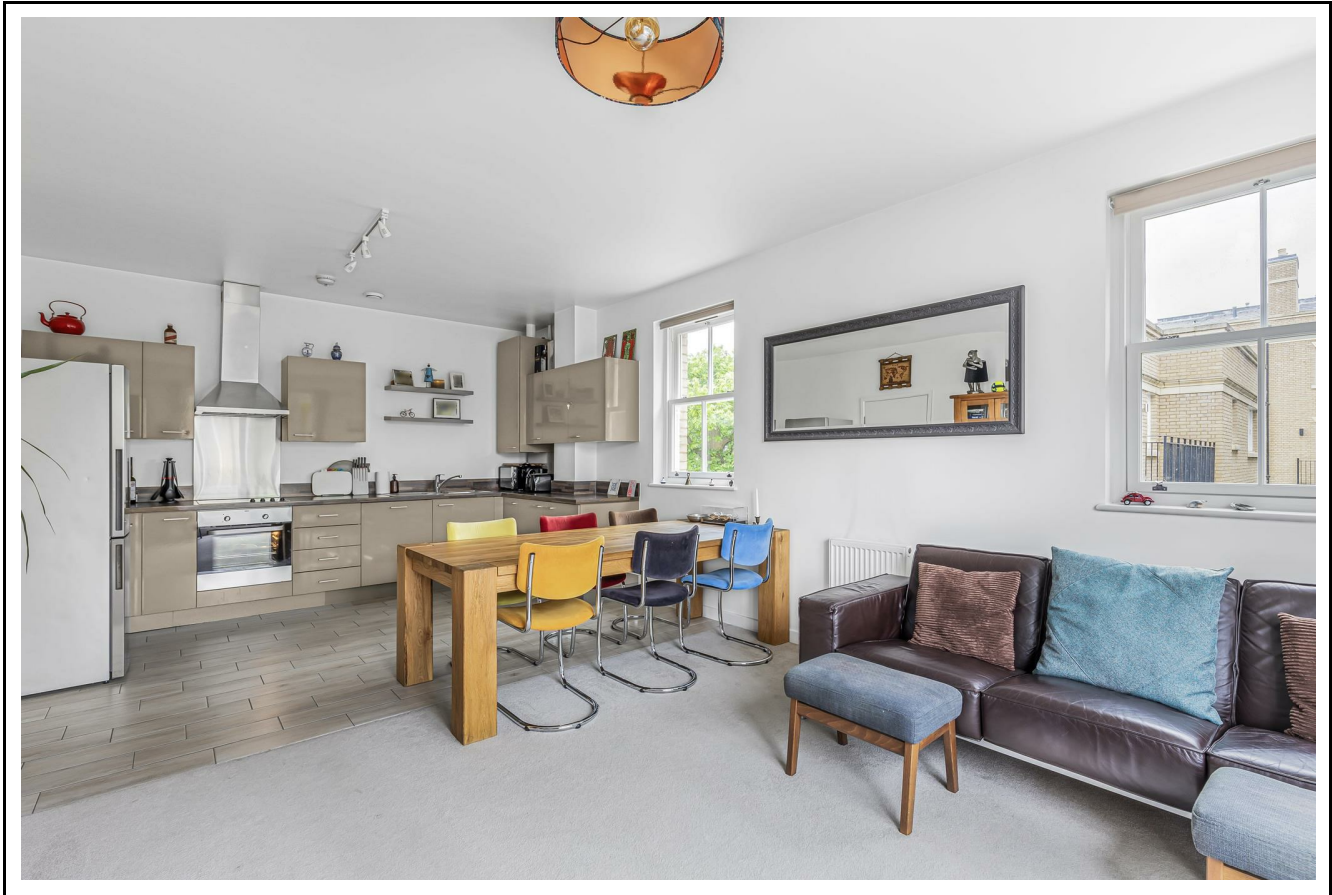
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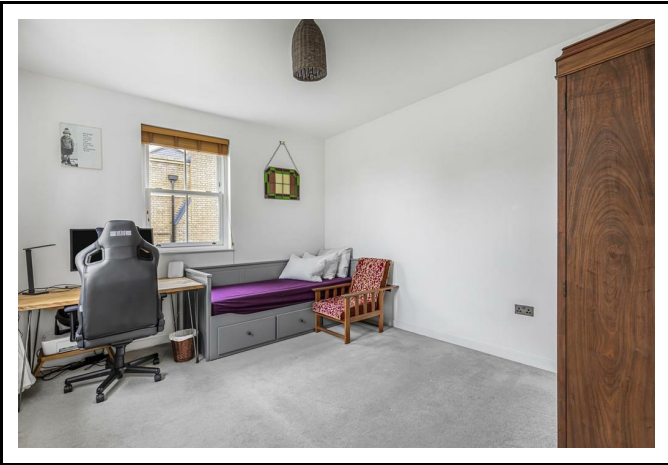
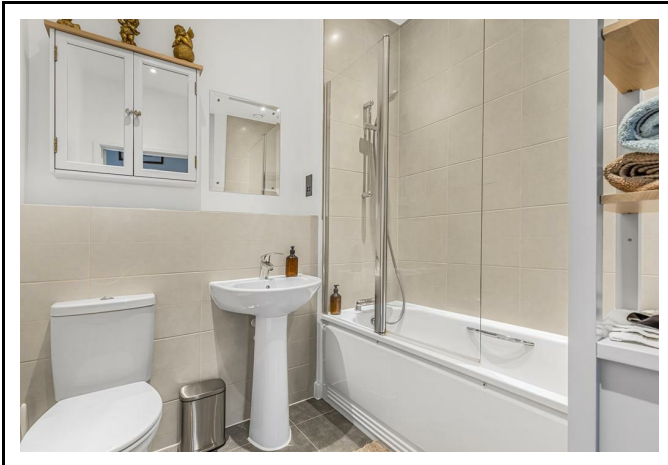
24 High Street, Wimbledon Village, SW19 5DX

- Superb two double bedroom second floor apartment
- 35% Shared ownership
- Luxury bathroom
- Living room with access to balcony
- Luxury open plan kitchen
- Allocated parking space
- Strict criteria must be met for shared ownership - ask agent for more details
- Lease: 116 years Ground Rent: £100 pa
- Service Charge: £3,518.88 pa (£293.94 pcm).
- Rent payable on remaining 65% share: £1,151.64 pcm

Location:

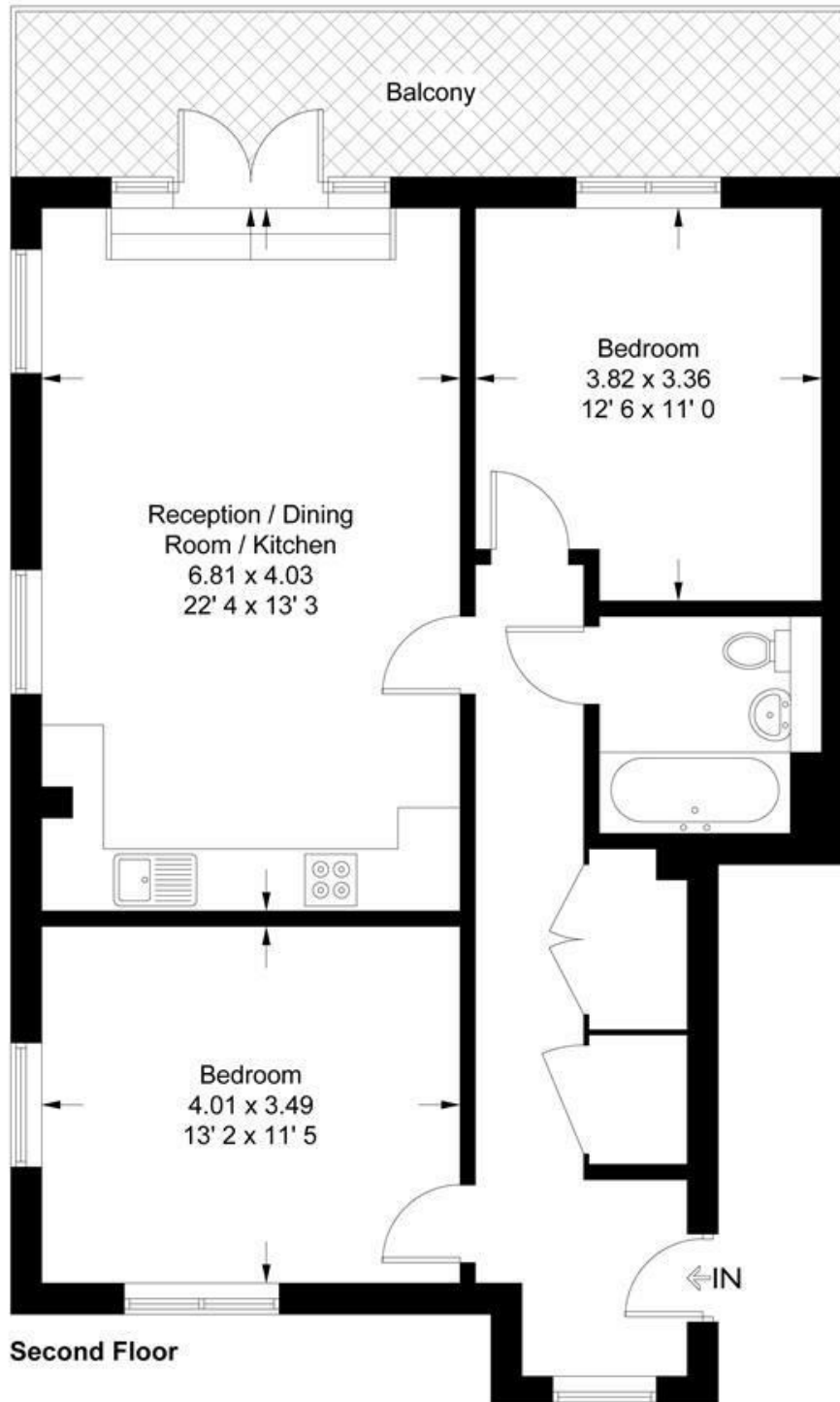
The property is well located with good access to Morley Park and Wimbledon Common with its wonderful open spaces, delightful walks and recreational facilities and Wimbledon Village which boasts an exclusive range of shops, boutiques and restaurants. Both Raynes Park and Wimbledon stations are easily 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

Ground rent: £100 pa Service Charge: £3,518.88 pa (£293.24 pcm)

Guide Price is for 35% share, rent payable on 65% share is £1,151.64 pcm (annual rent review due every April)

NB: Please be aware a strict criteria must be met for 'Shared Ownership'

Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson

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