

## Hightrees, Queensmere Road, Wimbledon SW19 5PD



### Offers In Excess Of £600,000 Leasehold - Share of Freehold

Situated on the first floor of this architecturally striking, compact luxury gated development, adjacent to Wimbledon Common and close to the All England Lawn Tennis Club, a superb contemporary two bedroom apartment with two bathrooms and allocated parking. Hightrees has the feel and ambiance of a luxury hotel, there is a lift with very smart communal areas and the gardens are neat and well maintained. The apartment has ample storage and would make a fantastic lock up and leave and is located in Wandsworth Borough Council, which helps to reduce monthly outgoings. Council tax band F (Wandsworth).

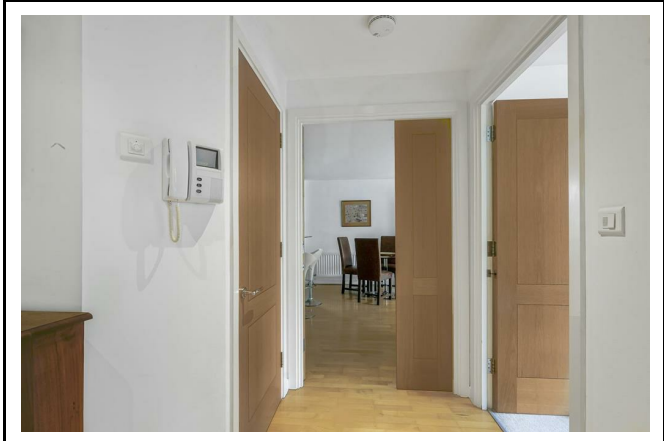
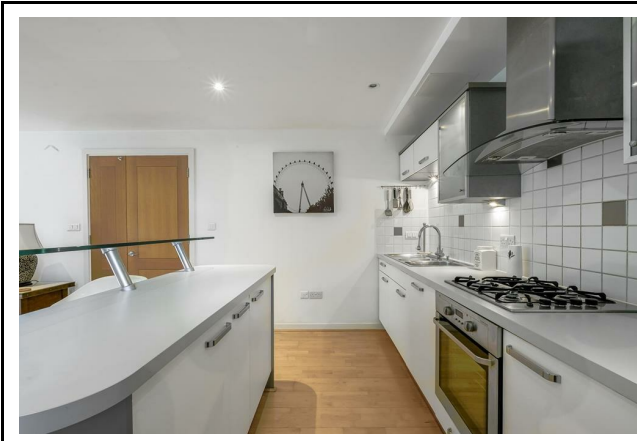
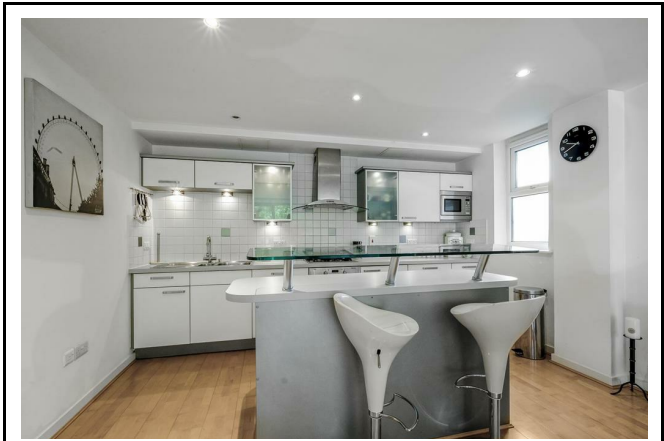
- Superb luxury two bedroom apartment
- Spacious hallway
- Open plan living room
- Luxurious kitchen area
- Two bathrooms
- Lift service
- Allocated parking
- Secure gated development
- Lease - 102 years
- Service Charge: £4333.80 pa (incl ground rent and water)

020 8971 6780  
24 High Street, Wimbledon Village, SW19 5DX

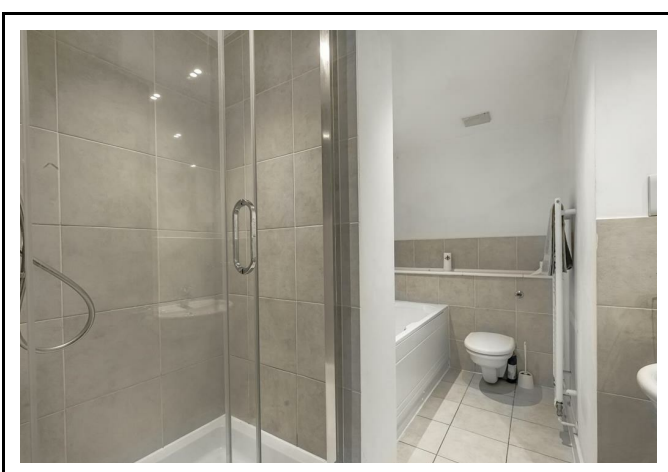


**Location:**

Queensmere Road 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 one mile away. The A3 offers easy access to the M25 and other major road networks.

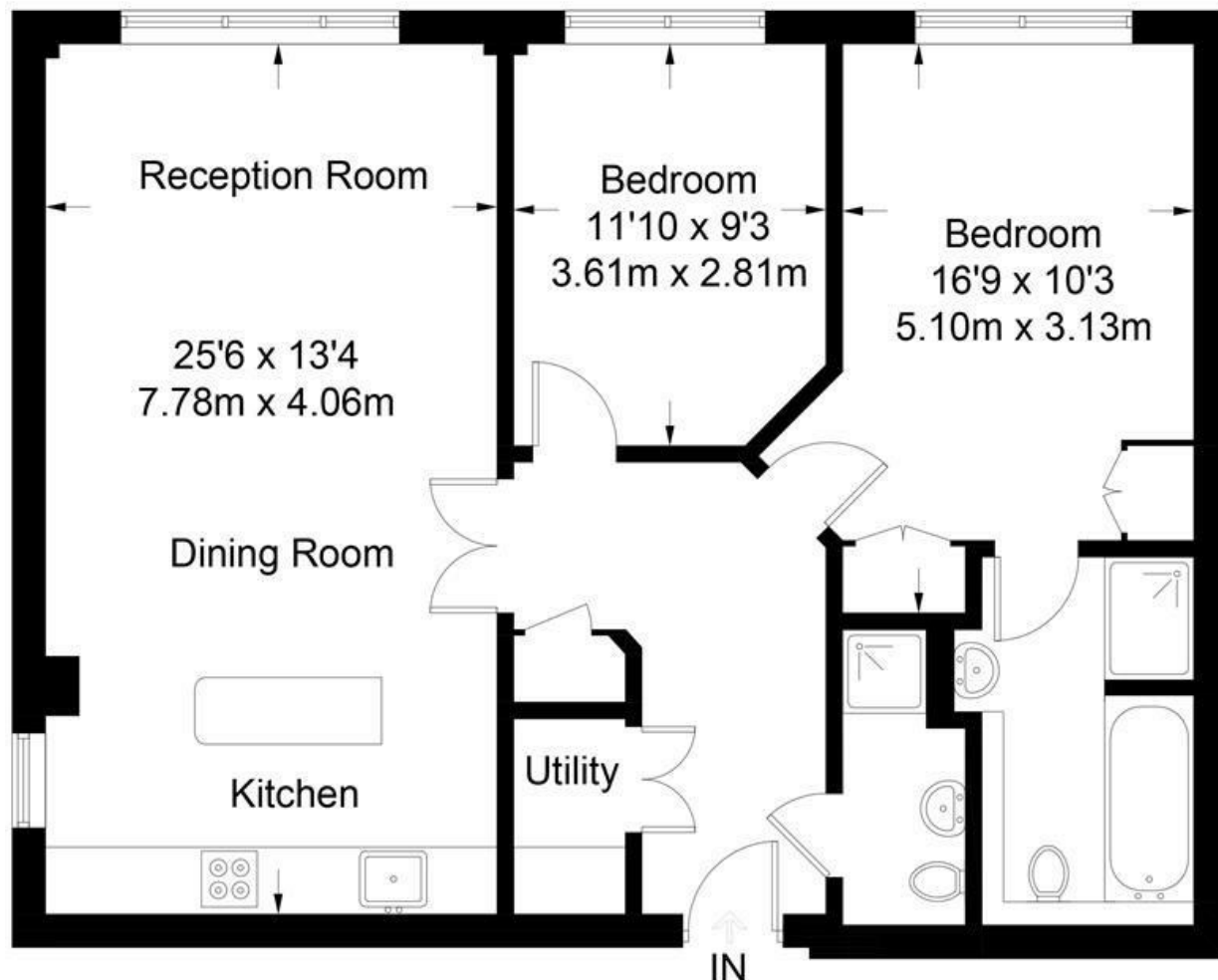






# High Trees

Approximate Gross Internal Area = 870 sq ft / 80.8 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice.

**EPC Rating B**

**Council Tax: F (Wandsworth)**

**Lease: 102 years**

**Service Charge £4333.80 p.a. (includes Ground Rent + water)**



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