

## Iona, Wimbledon Hill Road, Wimbledon SW19 7QP



### Guide Price **£945,000 Leasehold**

A most impressive luxury duplex offering around 1250 sq ft of sumptuous accommodation with a private south facing patio, parking space, a lift and two self-contained bedroom suites. The property has been meticulously well maintained has underfloor heating throughout and benefits from some creative and striking architecture which helps to flood light and life into the living space, which is open plan with quality wooden flooring and ideal for entertaining. A high vaulted lightwell in the main bedroom is a superb feature, as is the sunken patio off the second bedroom and there is access to both levels of the apartment through separate internal front doors from the communal area. Iona is an attractive, small, modern gated block located on Wimbledon Hill Road a stone's throw from the town centre and mainline station and a short walk to Wimbledon Village and Wimbledon Common. Council Tax Band G (Merton).

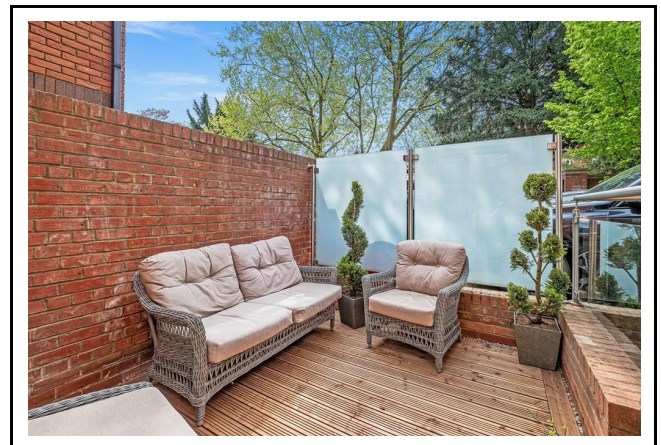
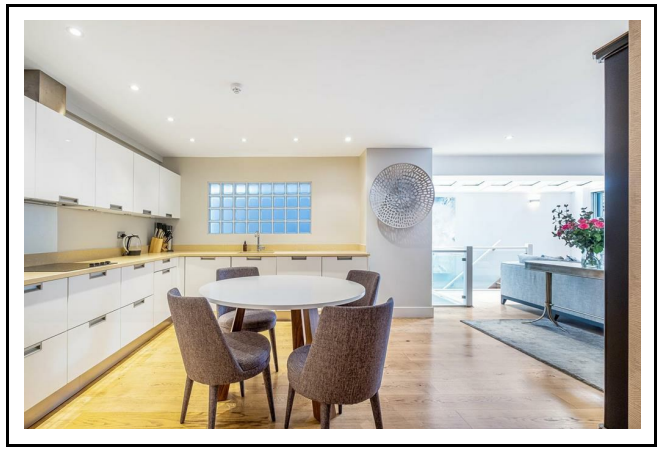
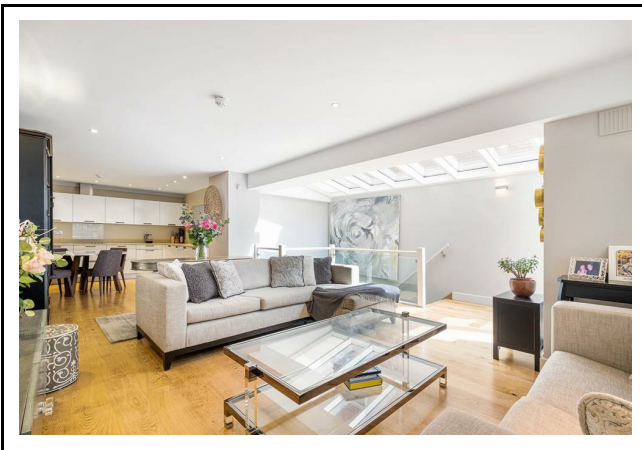
- Luxurious duplex two bedroom apartment
- Open plan living area with picture windows
- Well fitted kitchen with De Dietrich appliances
- Private south facing patio
- Feature staircase with glazed roof above
- Ample storage and wardrobe space
- Parking space
- Close to Wimbledon station
- Leasehold with approx 982 years on the lease
- Service charge £4,903.61 pa, ground rent £300 pa

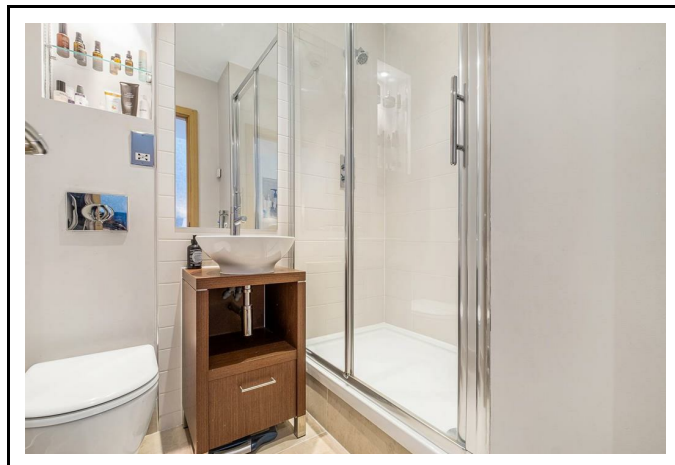
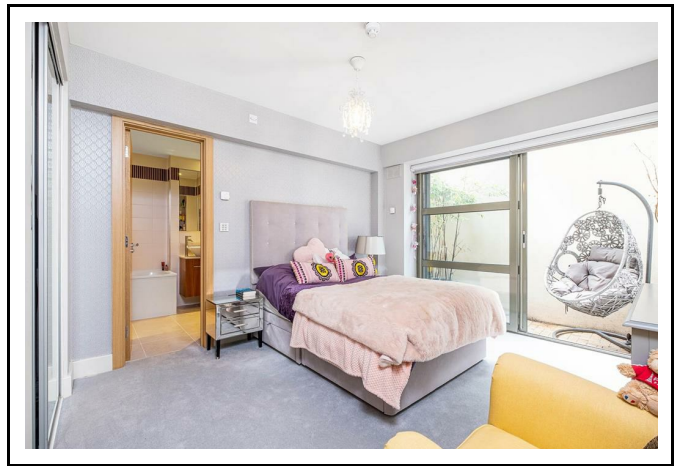
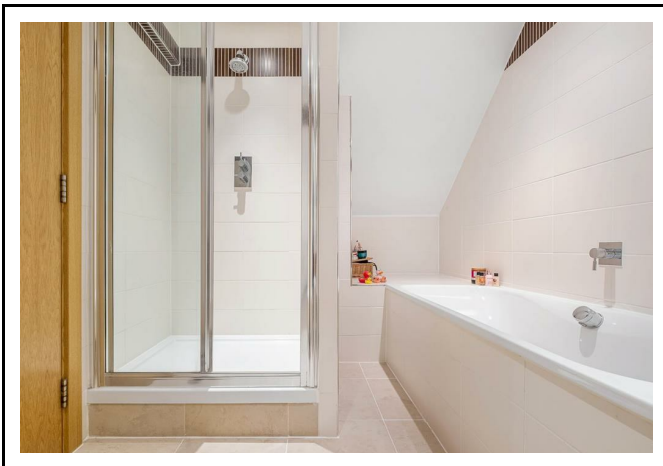
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

**Location:**

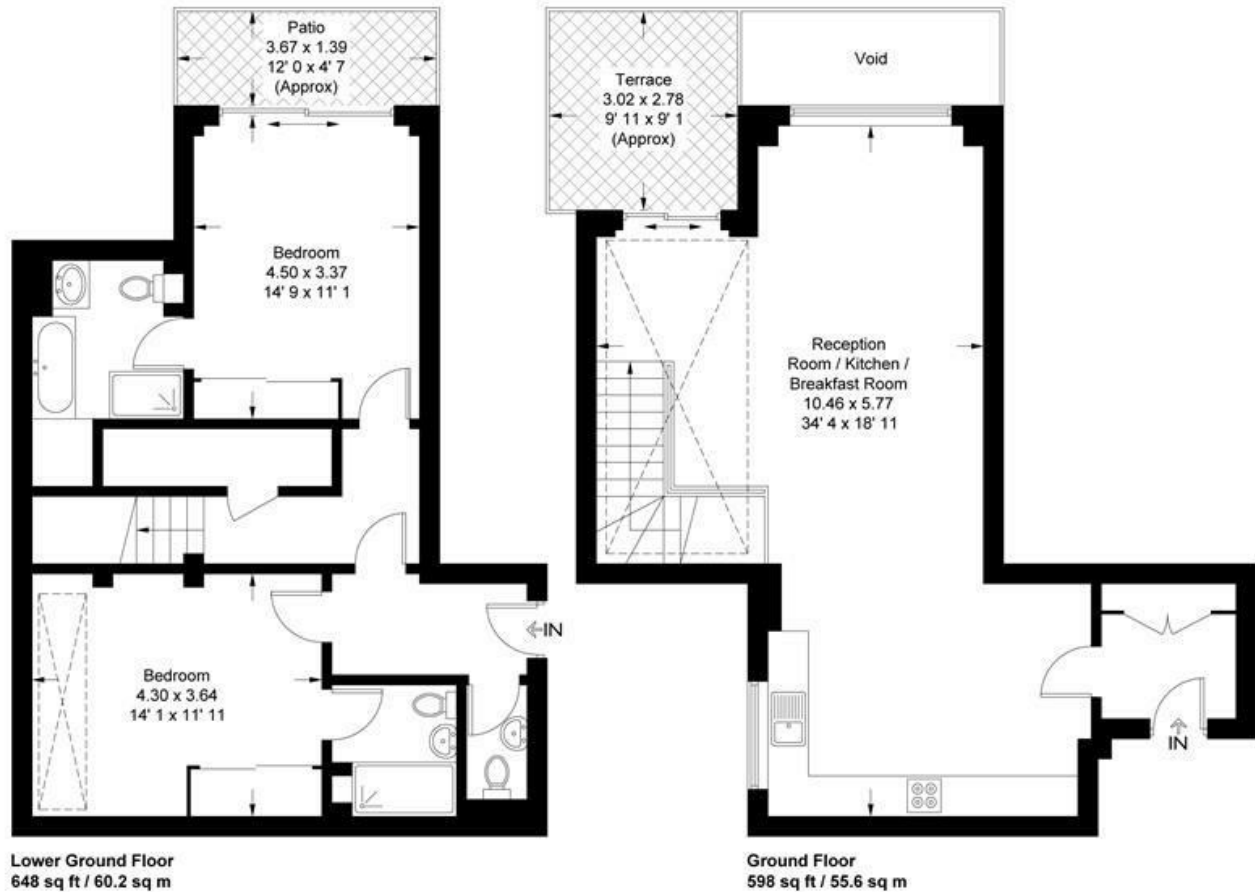
This property is very conveniently placed for both Wimbledon Village with its fashionable boutiques, restaurants and the open spaces of the Common and Wimbledon Town centre with its Mainline/District line station, shops, bars restaurants and entertainment facilities. The A3 provides access to the M25 and other major road networks.





# Wimbledon Hill Road

Approximate Gross Internal Area = 1246 sq ft / 115.8 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

**Lease: Approx 982 years**

**Service Charge: £4,903.61 p.a. (excluding any funds taken in reserve).**

**Ground Rent: £300 pa**

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