

Selhurst Close, Wimbledon SW19 6AZ



Guide Price £449,950 Leasehold

A smart and well-presented two bedroom ground floor purpose built apartment with direct access to a secluded part of the communal gardens that is very private and not overlooked. The property has the benefit of having its own front door, so there are no internal communal areas, and the allocated parking space is right next door to the flat, so is very easily accessible. Selhurst Close was an award-winning development, it is set adjacent to Wimbledon Common and close to public transport to Wimbledon, Putney and Southfields. The property has been recently re-decorated, has a well fitted modern kitchen, both bedrooms have fitted wardrobes and there is vacant possession, so no onward chain. Council tax band E (Wandsworth).

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

- Purpose built ground floor flat
- Two bedrooms with built in wardrobes
- Spacious living room
- Well fitted modern kitchen
- Modern bathroom
- Direct access to communal garden
- · Well presented throughout
- Allocated parking space
- Leasehold approx 995 years
- Service Charge £2,638.58 pa. Ground Rent peppercorn

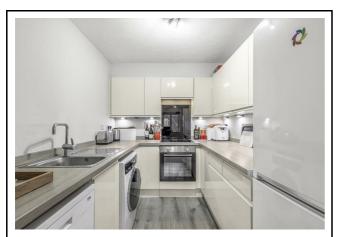




Location:

Selhurst Close is located off Wimbledon Parkside directly opposite Wimbledon Common which offers a variety of delightful walks and recreational facilities. Wimbledon Village with its fashionable boutiques and restaurants is also close by and is renowned as one of the most desirable 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 nearby provides access to the M25 and other major road networks.



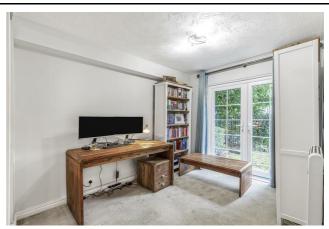










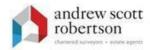


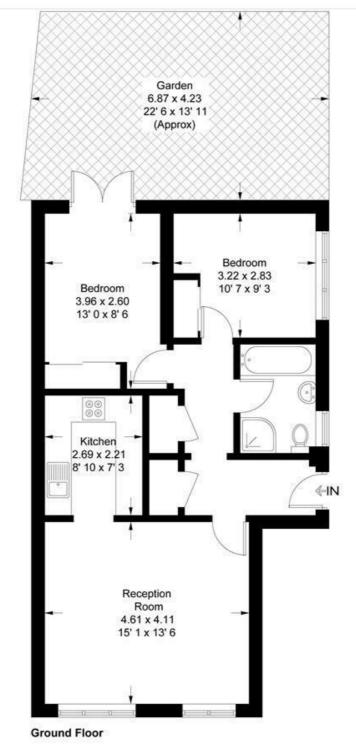




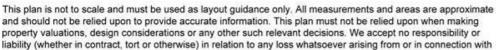
Selhurst Close

Approximate Gross Internal Area = 661 sq ft / 61.4 sq m









any use of this plan or the adequacy, accuracy or completeness of it or any information within it. EPC Rating E

Council Tax: E

Lease: Approx 995 years - Leasehold

Service Charge: £2,638.58 pa Ground Rent: Peppercorn

Note: andrew scott robertson for itself and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

4

