

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



### Guide Price £865,000 Leasehold

An impressive luxury apartment within easy access to both Wimbledon Village and Town centre. Located on the second floor (lift access) of one of the most prestigious gated developments on Wimbledon Hill Road. This well maintained property has superb accommodation, cleverly arranged to feature two double bedrooms, two bath/shower rooms (one en-suite), a generous bright reception room with a modern fitted kitchen. The apartment further benefits from two private southerly facing balconies both have a glorious aspect - one leading from the living room and the other from the master bedroom, underfloor heating throughout with secure private allocated parking to the rear. Council tax band G (Merton).

- Luxurious second floor two bedroom apartment
- Living room with south facing balcony
- Modern fitted kitchen
- Master bedroom with south facing balcony
- Two bath/shower rooms (one en-suite)
- Allocated parking
- Lift access
- Secure gated development
- Leasehold with approx 982 years on the lease
- Service charge £7,190 pa, ground rent £300 pa

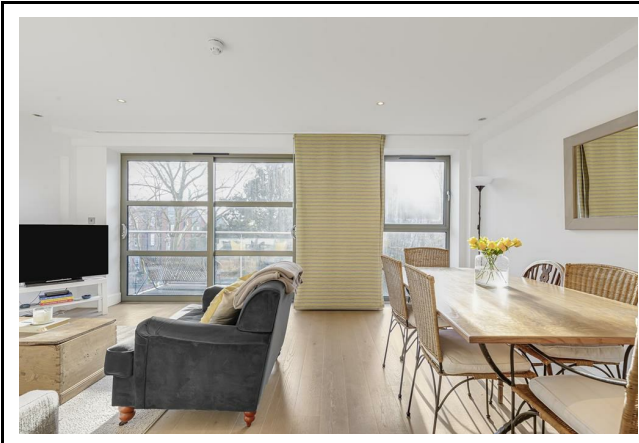
020 8971 6780

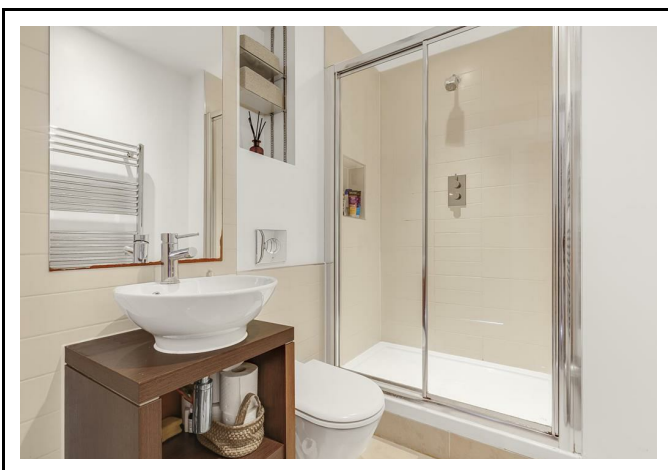
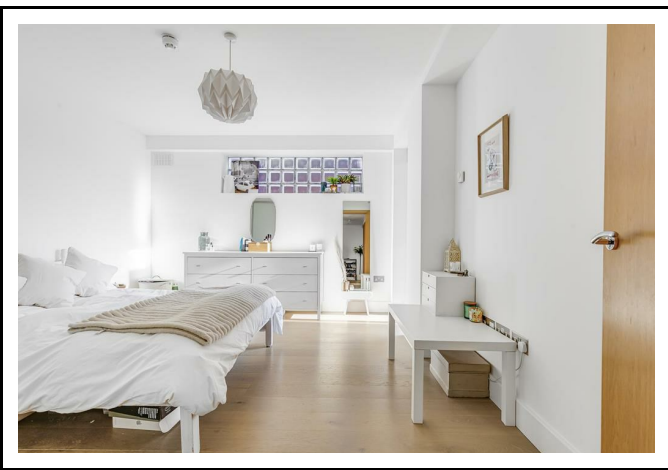
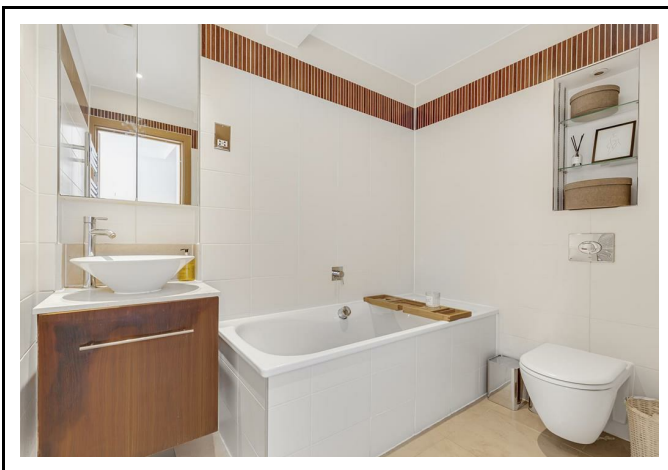
24 High Street, Wimbledon Village, SW19 5DX



**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 = 987 sq ft / 91.7 sq m



## Second Floor

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**EPC Rating B**

**Council Tax: G**

**Service Charge: £7,288 pa (includes building insurance & reserve fund)**

**Ground Rent: £300 pa**

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