

## Burghley House, Somerset Road, Wimbledon SW19 5JB



### Guide Price £1,100,000 Share of Freehold

Undoubtedly one of the most distinctive apartments in the development, this beautifully finished and creatively designed property boasts breath-taking panoramic views over the London skyline and the Wimbledon All England Tennis Club. The bright and spacious accommodation features a sleek contemporary interior, comprising two generously sized bedrooms, two luxurious bathrooms, and a stunning open-plan reception/dining area with a high-end German kitchen, equipped with premium Neff, Siemens, and Bosch appliances. Exceptional storage is found throughout, and the property benefits from newly installed plumbing and electrics, along with outstanding acoustic and thermal insulation. Burghley House is part of the highly sought-after Oakfield's Development, set within acres of immaculately maintained communal gardens with manicured lawns and mature trees. A true labour of love by the current owners, who have undertaken a complete refurbishment, this exceptional apartment must be seen to be fully appreciated. No onward chain. Council Tax Band G (Merton).

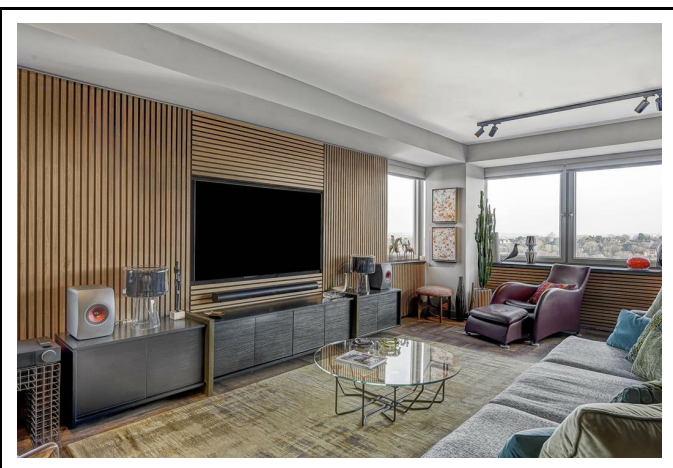
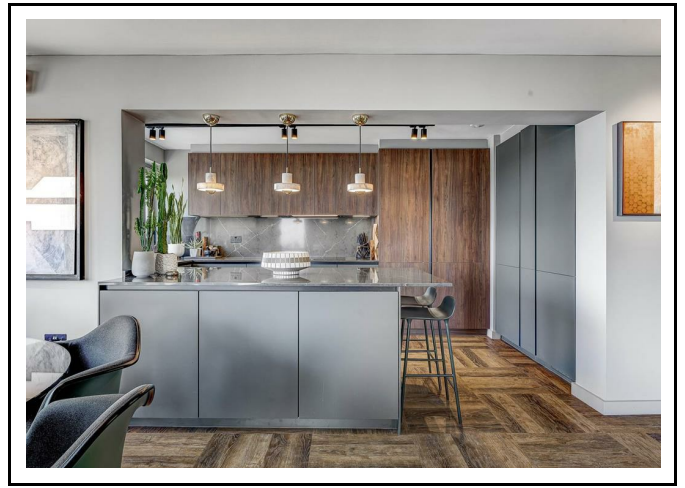
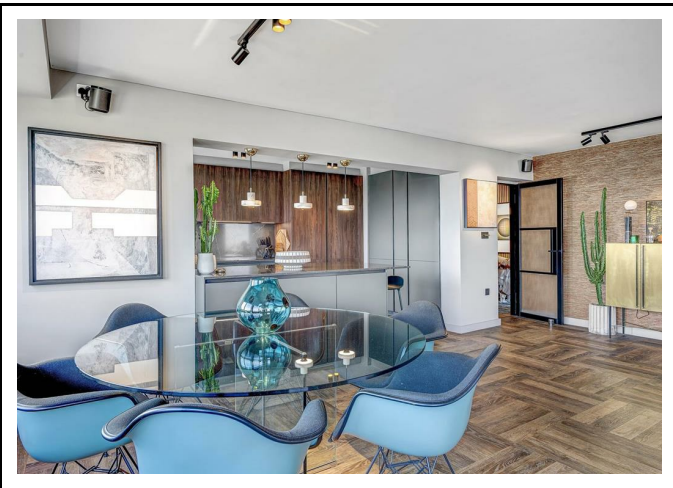
- Luxury interior designed sixth floor apartment
- Completely refurbished throughout
- Two double bedrooms with fitted wardrobes
- Two sumptuous bath/shower rooms (one en-suite)
- Stunning reception/dining/kitchen with panoramic views
- Incredible views of The All England Club
- Secure underground parking
- Extensive well maintained grounds
- Share of freehold with approx 961 years on the lease
- Service charge £6,400 p.a. (incl heating & hot water) ground rent £40 p.a.

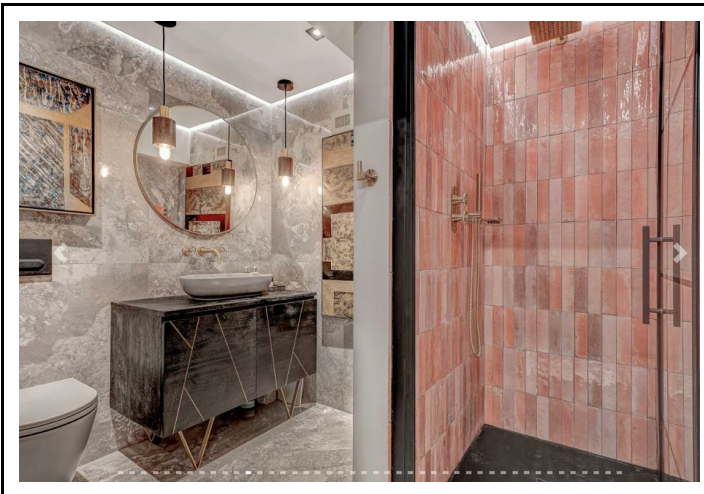
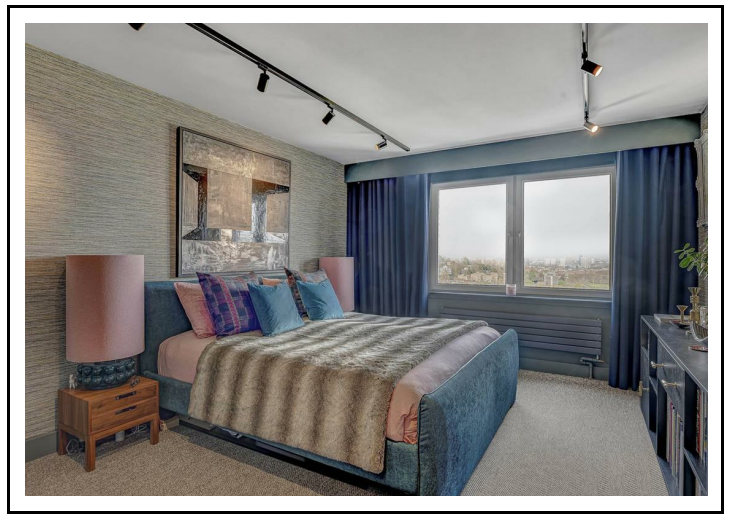
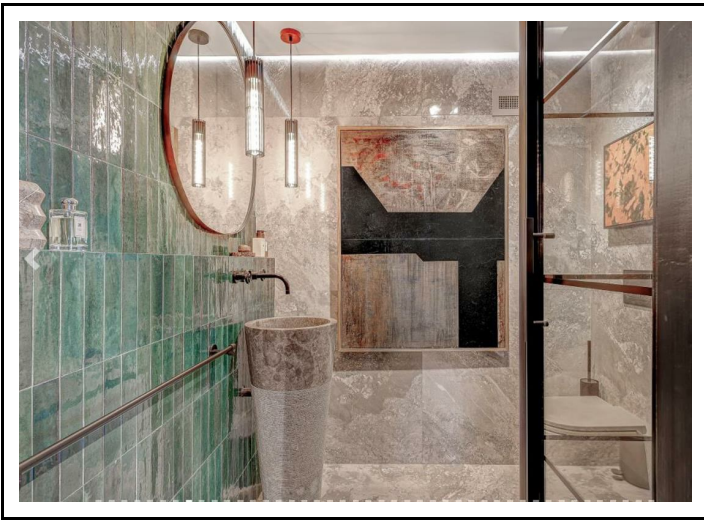
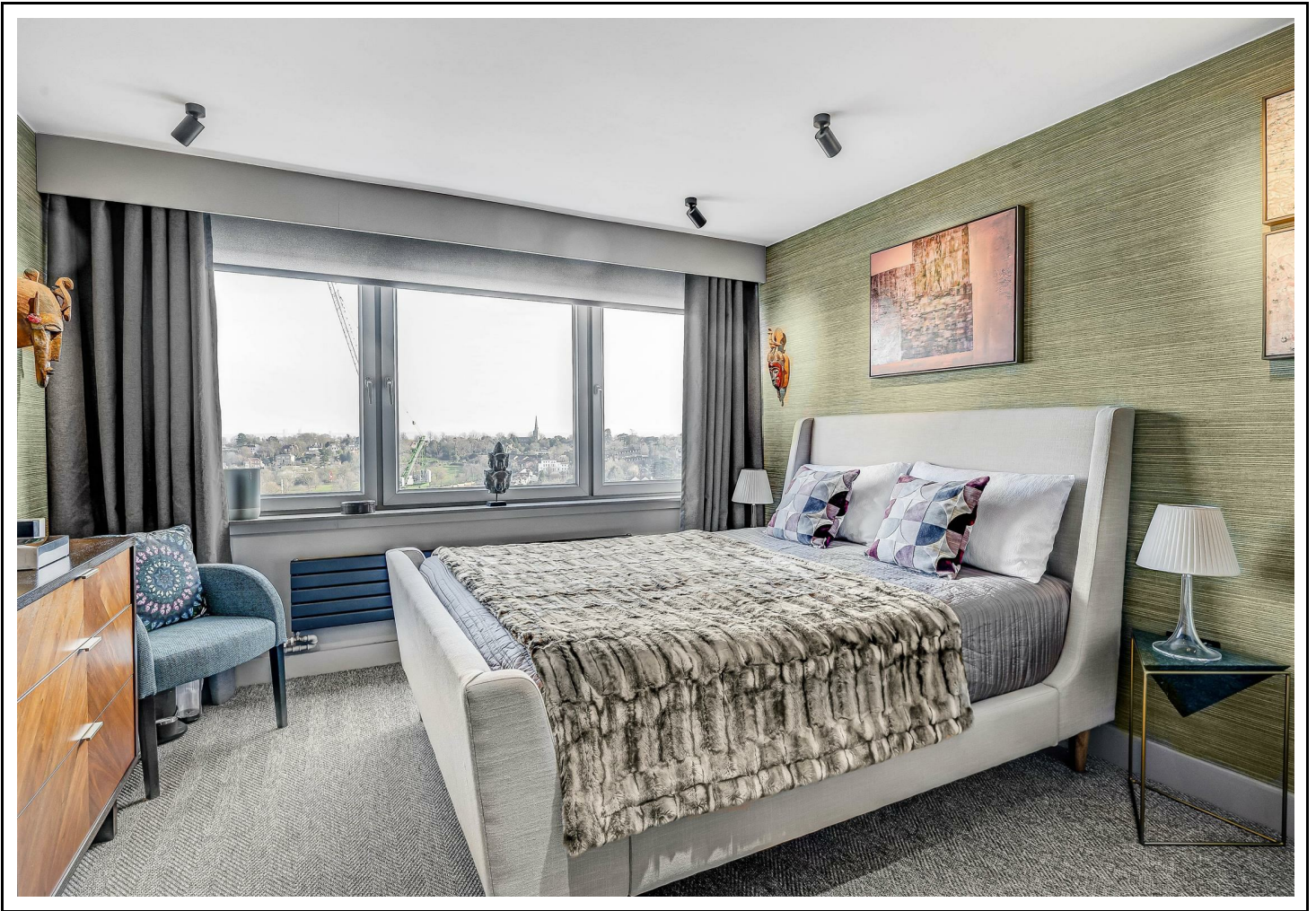
020 8971 6780

24 High Street. Wimbledon Village. SW19 5DX

**Location:**

Burghley House is situated on Somerset Road in a prime location within walking distance of the fashionable shops, boutiques and restaurants of Wimbledon Village as well as Wimbledon Common which offers a variety of delightful walks and recreational facilities. The many amenities of Wimbledon Town centre are easily accessible including the Mainline/District line station.





# Burghley House

Approximate Gross Internal Area = 1275 sq ft / 118.5 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 C**

**Council Tax: G**

**Lease: 961 years + Share of Freehold**

**Service Charge: £6,400 per annum (includes heating & hot water)**

**Ground rent: £40 per annum**

**Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson**

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