

## Marian Lodge, The Downs, Wimbledon SW20 8HJ



### Guide Price £720,000 Share of Freehold

A beautifully presented two-bedroom ground-floor apartment in a highly sought-after luxury gated development. Spanning 999 sq. ft., this elegant home boasts a well-balanced layout and an abundance of natural light throughout. The accommodation features a spacious principal bedroom with fitted wardrobes, an en-suite bathroom, and direct access to a private patio and the charming communal gardens. A second double bedroom with fitted wardrobe, a shower room, a well-appointed kitchen, and a generous living/dining room with doors opening onto another private patio and the picturesque communal gardens complete the interior. Additional benefits include underground parking, a large secure walk-in storage cupboard, and exclusive access to a residents' gym. Ideally located near Wimbledon Common and the vibrant Wimbledon Village, with its array of boutique shops, restaurants, and bars. Council tax band F (Merton).

- Bright & spacious ground floor apartment
- Sought after gated development
- Two double bedrooms
- Two bath/shower rooms (one en-suite)
- Bright living/dining room
- Two private patio areas
- Direct access to communal gardens
- Allocated underground parking
- Resident's gym
- Lease: 970 years + share of freehold - SC £3,075 p.a.

020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

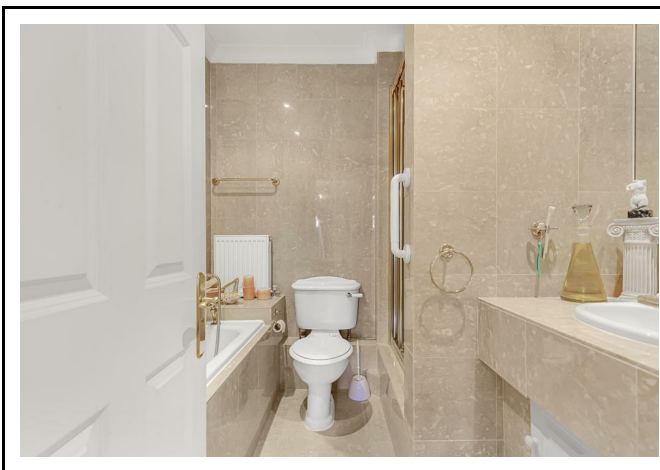


**Location:**

The Downs has good access to Wimbledon Common with its wonderful open spaces, delightful walks and recreational facilities and Wimbledon Village which boasts an exclusive range of shops, boutiques and restaurants. Both Raynes Park and Wimbledon stations are easily accessible and have regular train services into London. The A3 provides access to the M25 and other major road networks. The property is also well located for Wimbledon's highly regarded schools.

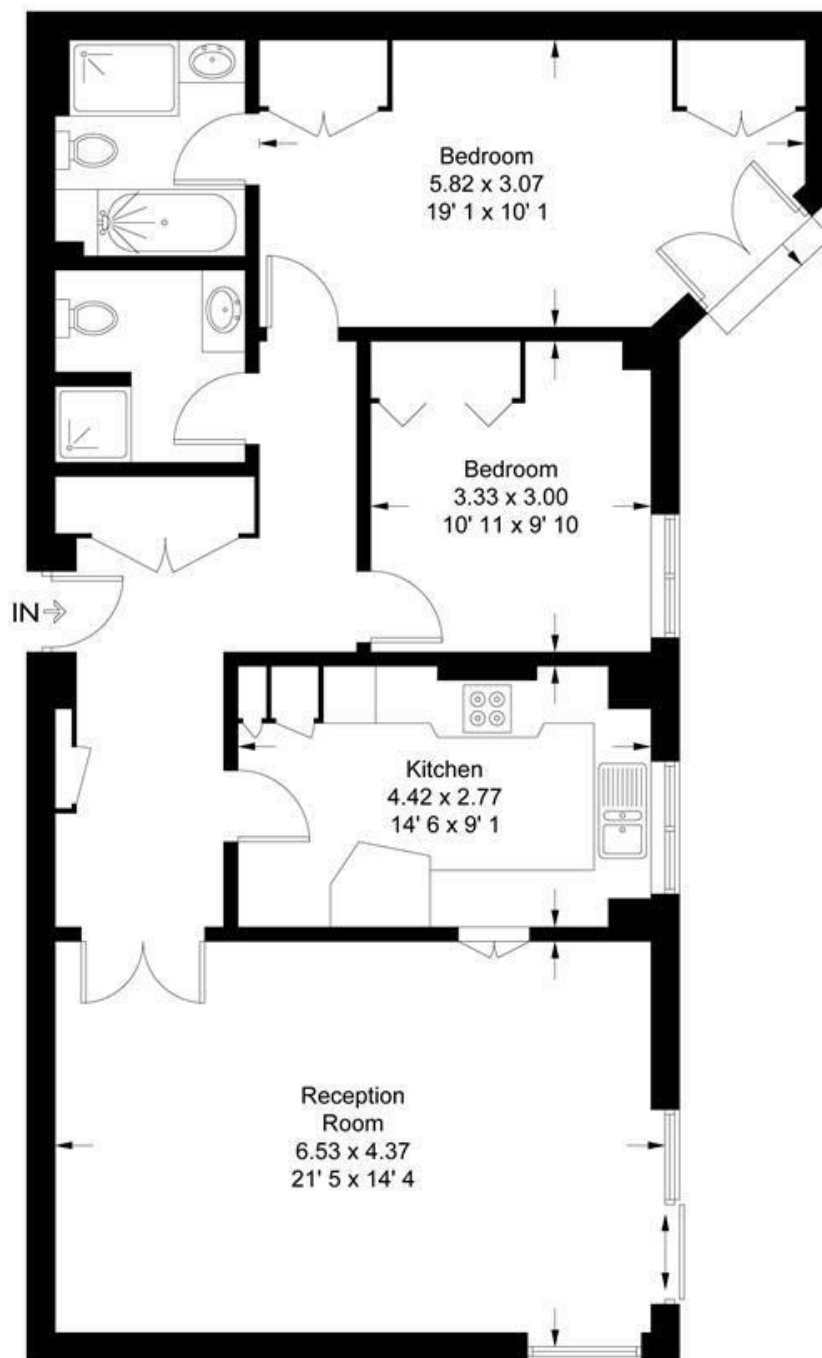






# Marian Lodge

Approximate Gross Internal Area = 999 sq ft / 92.8 sq m



**Ground Floor**

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**EPC Rating C**

**Council Tax: F**

**Lease: 970 years + Share of Freehold**

**Service Charge: Approx £3,075 p.a.**

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

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