

St Marks Place, Wimbledon SW19 7ND



Guide Price **£650,000 Leasehold**

A well presented, bright, and spacious first-floor apartment in the heart of Wimbledon town centre, offering a generous private terrace. This well-appointed property features two double bedrooms, a modern bathroom, and a large, airy reception/dining room with wood flooring. The separate kitchen is well-sized and fully equipped. Nestled in a quiet location behind Wimbledon Library, the apartment is just a short walk from Wimbledon Station and the town's vibrant shopping and dining options. Permit parking is available. Chain Free. Council Tax Band D (Merton).

- Bright spacious apartment
- Two double bedrooms
- Large reception / dining room
- Separate kitchen
- Private terrace area
- Double glazed throughout
- Permit parking available
- Great central location
- Leasehold - 164 years
- Ground rent £104 pa - Service charge £449.53 pa

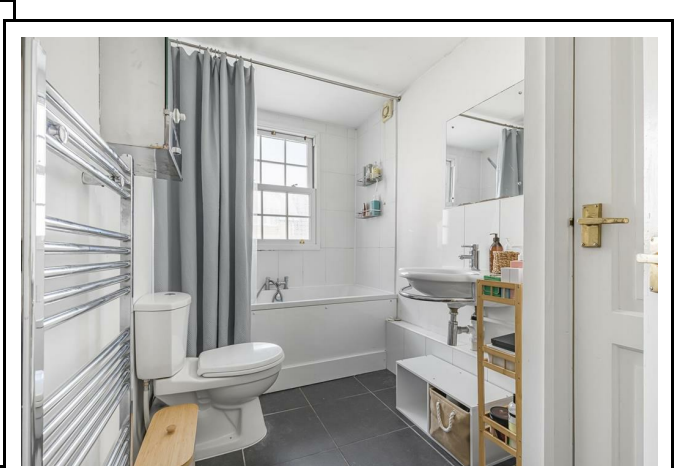
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

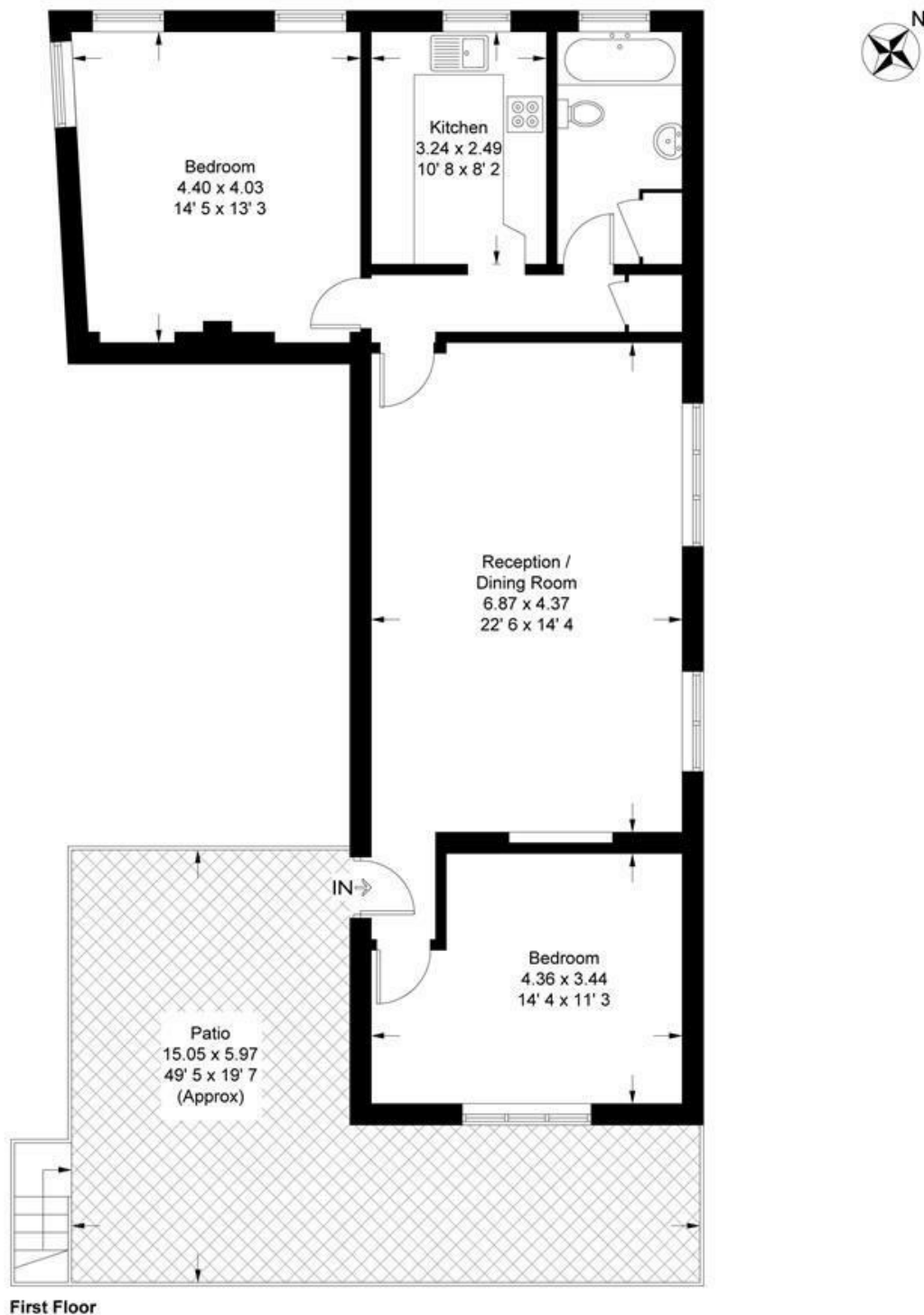
St Marks Place is very conveniently placed for both Wimbledon Town centre with its Mainline/District line station, shops, bars restaurants and entertainment facilities and Wimbledon Village with its fashionable boutiques, restaurants and the open spaces of the Common. The A3 provides access to the M25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





St. Marks Place

Approximate Gross Internal Area = 894 sq ft / 83.1 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 E

Council Tax: D

Lease:- Leasehold -164 years

Service Charge: £449.53 pa - this is for a portion of the Insurance for the Library - no other service charge is paid.

Ground Rent: £105 pa (paid 6 monthly).

Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson

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