

Oaklawn, Arthur Road, Wimbledon SW19 7DY



Guide Price £975,000 Share Of Freehold

Set within an elegant Victorian building, this well-appointed second-floor apartment offers 995 sq. ft. of beautifully designed living space. The apartment features two spacious double bedrooms, a well-equipped bathroom with a separate shower cubicle, and an additional cloakroom. The stylish separate kitchen boasts an excellent range of fitted units, integrated appliances, and ample space for a dining table. It adjoins a bright and airy reception room, which enjoys picturesque views over the beautifully maintained communal gardens and includes a private outdoor storage area. Set back from Arthur Road, the property is accessed via a large driveway with plenty of communal private parking and benefits from its own personal electric car charger. Ideally located, the apartment is just a moments' walk from the boutiques, bars and restaurants of Wimbledon Village and is also close to the excellent transport links of Wimbledon Town and Wimbledon Park. Council tax band F (Merton)

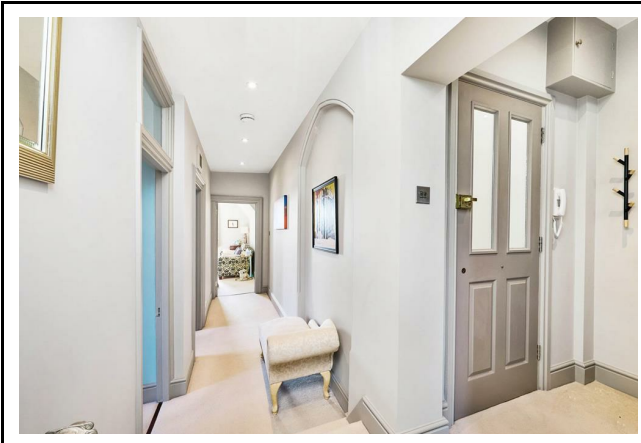
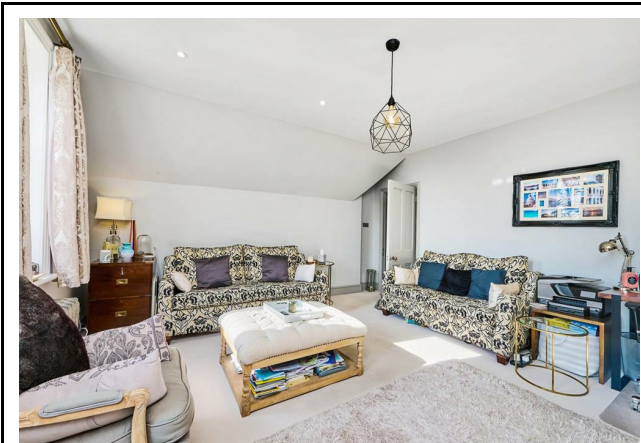
- Elegant Victorian building
- Two double bedrooms
- Spacious reception room
- Modern kitchen with sitting area
- Separate cloakroom
- Communal parking with private car charger
- Beautiful communal gardens with personal shed area
- Lease 86 years – vendor extending to 999 years
- Service Charge £3000 pa – Ground rent peppercorn
- Sought after location

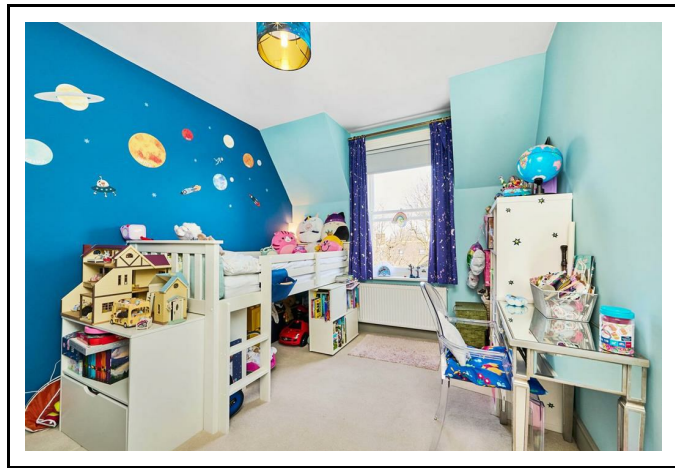
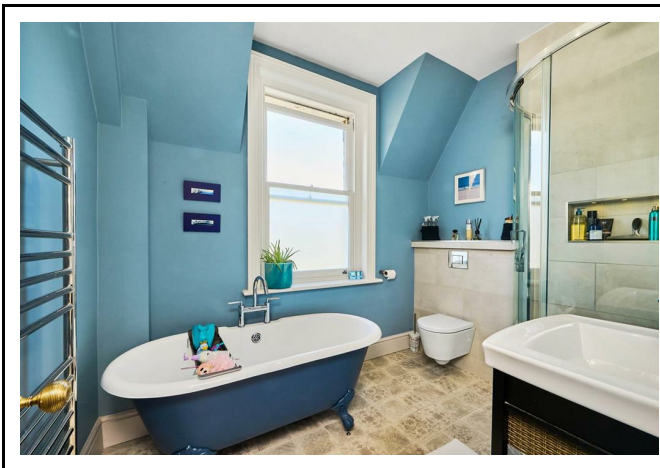
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

Oaklawn is located in a much sought after residential road with good access to Wimbledon Village which boasts an exclusive range of shops, boutiques and restaurants. Wimbledon station and town centre are easily accessible and provide regular train services into London. The A3 provides access to the M25 and other major road networks and the property is also well located for Wimbledon's highly regarded schools.





Oaklawn

Approximate Gross Internal Area = 995 sq ft / 92.4 sq m

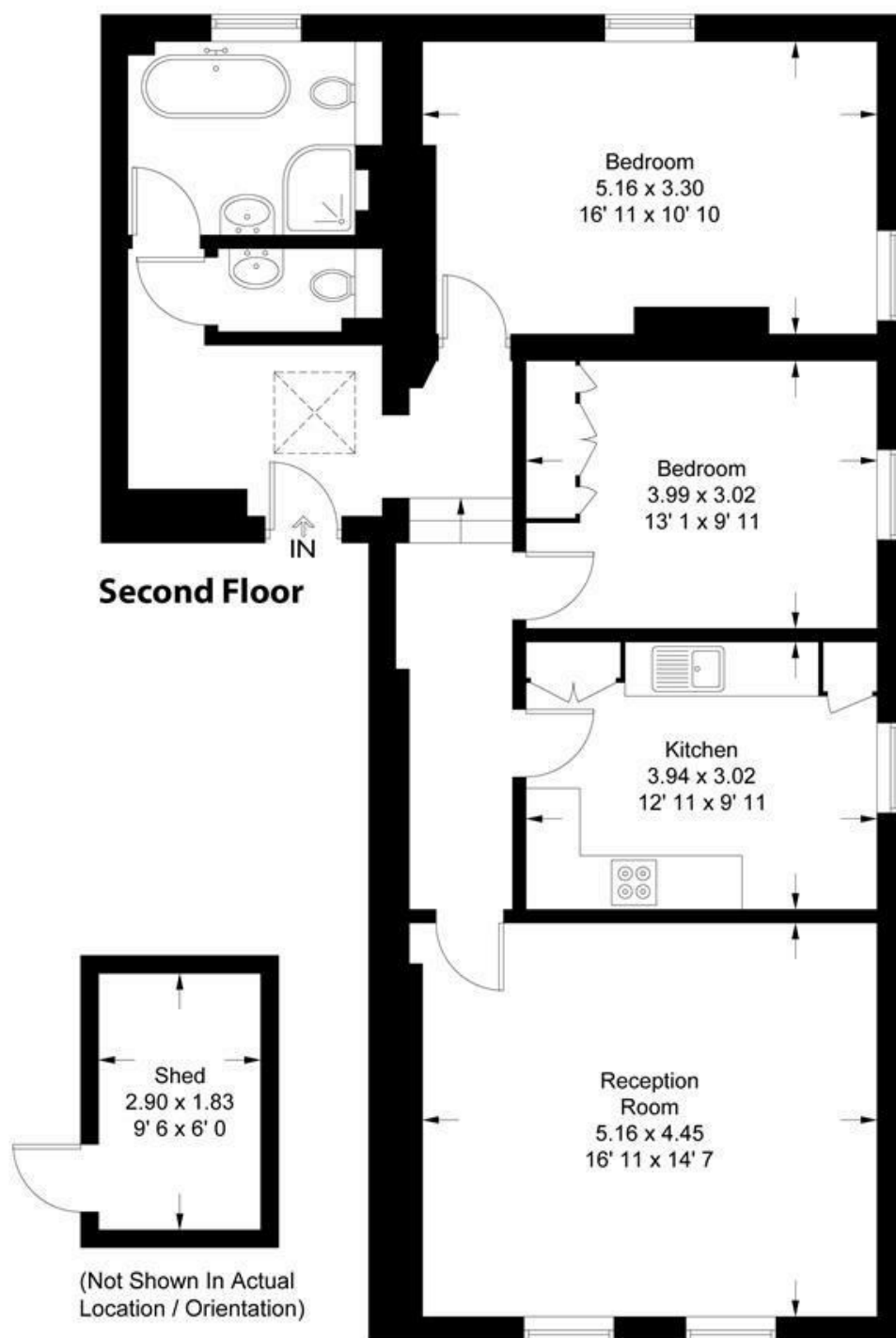
Shed = 57 sq ft / 5.3 sq m

Total = 1052 sq ft / 97.7 sq m



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EPC Rating C

Council Tax: F

Lease: 86 years (vendor is currently extending to 999 years) Share Of Freehold

Service Charge: £3000 pa

Ground Rent: Peppercorn

Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson

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