

Welford Place, Wimbledon SW19 5AJ



Guide Price £1,750,000 Share of Freehold

Offered with vacant possession, this generously proportioned family home spans four floors and is situated within a small, exclusive luxury development just moments from the All England Lawn Tennis Club. The property offers spacious and adaptable living accommodation but would benefit from updating and modernisation throughout, presenting an excellent opportunity to create a superb family home. Key benefits include a large private terrace accessed from the principal bedroom on the third floor, a full-length garage, low-maintenance rear garden, and off-street parking. Residents enjoy access to a private indoor swimming pool complex and a children's play area. Wimbledon Village is within easy walking distance, with the Town Centre and mainline station also conveniently nearby. Council tax band G (Merton).

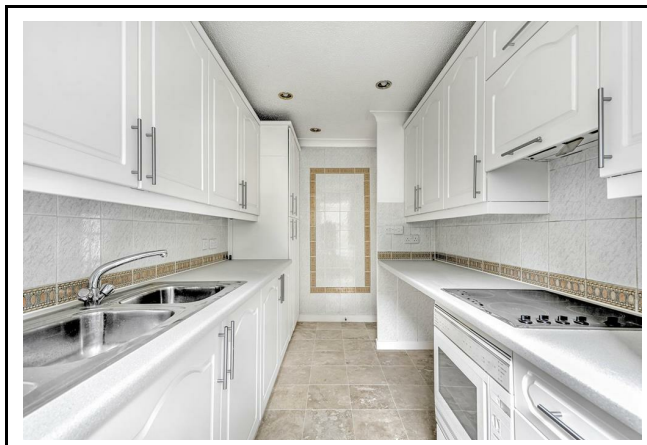
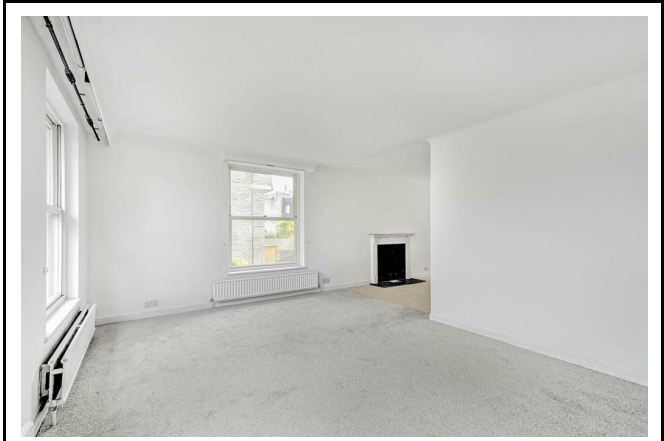
- Town house
- Four/five bedrooms
- Two bathrooms
- Reception room
- Roof terrace
- Patio garden
- Garage & off street parking
- Communal gardens & play area
- Communal swimming pool
- 989 year lease, service charge £3,180 p.a.

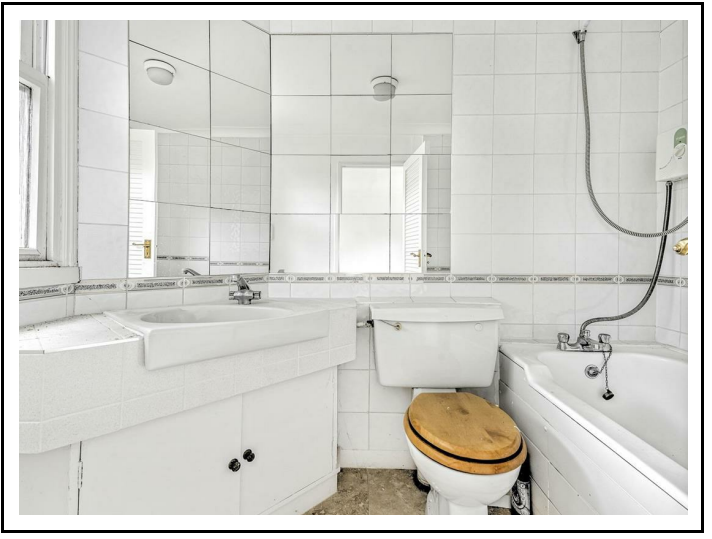
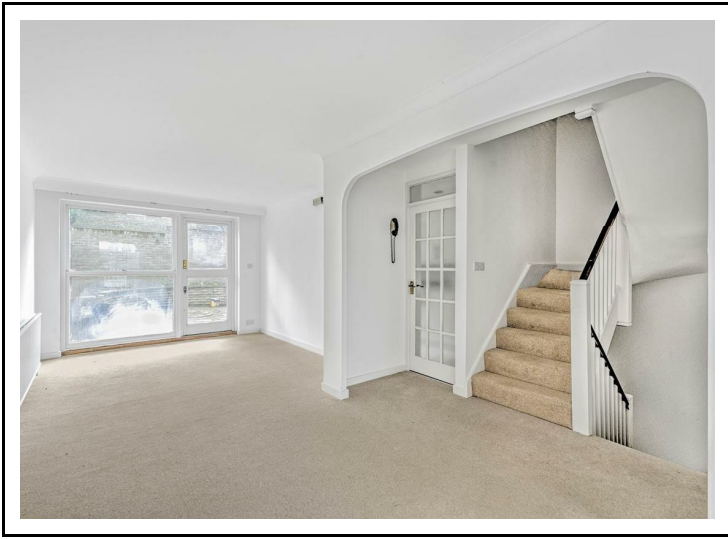
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

Welford Place is conveniently situated within the heart of Wimbledon Village with its fashionable shops, boutiques and restaurants. Wimbledon Common, which offers a variety of delightful walks and recreational facilities, is close by. The Mainline/District line station of Wimbledon Town centre is easily accessible.





Welford Place

Approximate Gross Internal Area = 2025 sq ft / 188.1 sq m

(Excluding Reduced Headroom / Including Garage)

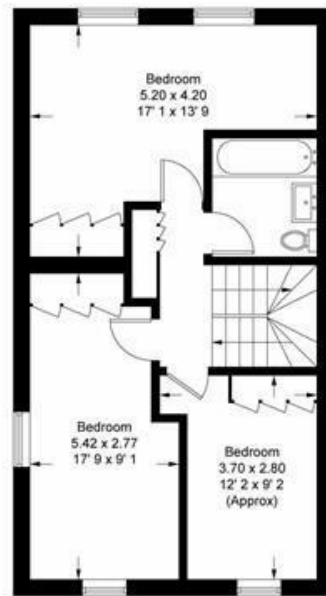
Reduced Headroom = 6 sq ft / 0.6 sq m

Total = 2031 sq ft / 188.7 sq m



**andrew scott
robertson**

chartered surveyors • estate agents

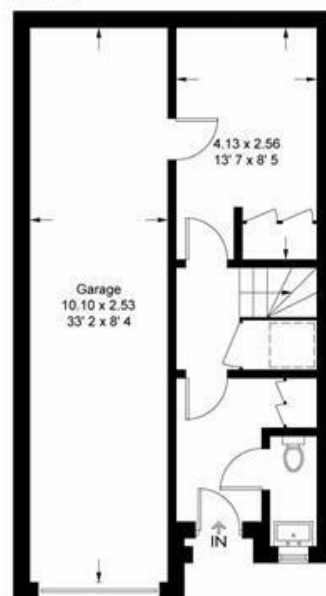


Second Floor
563 sq ft / 52.3 sq m

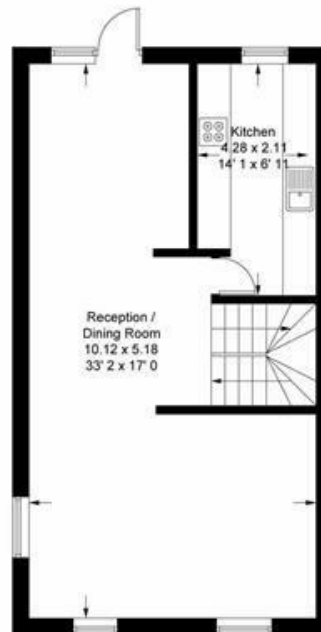


Third Floor
368 sq ft / 34.2 sq m

= Reduced headroom below 1.5m / 5'0"



Ground Floor
536 sq ft / 49.8 sq m
(Including Reduced Headroom / Garage)



First Floor
564 sq ft / 52.4 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: G

Lease: 989 years remaining + Share of Freehold

Service Charge: £3,180 per annum

Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson

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- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

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