

Burghley House, Somerset Road, Wimbledon SW19 5JB



Guide Price £775,000 Share of Freehold

A well-presented fifth floor apartment with an enclosed balcony offering 1338 sq. ft of lateral accommodation including an impressive and spacious sitting room, a separate dining room, modern fitted kitchen with space for a small breakfast table and chairs, spacious hallway with ample storage and two double bedrooms, both of which have built in wardrobes. There are two bathrooms, one of which is en-suite, a secure underground parking space, and the apartment comes with a share of the freehold and a porter service. The property boasts some lovely views over the surrounding area and is set within the prestigious Oakfield development in acres of beautifully maintained communal gardens with manicured lawns and mature trees. The reception area and lifts are of an equivalent standard to a luxury hotel and as well as its own underground parking space there is further visitor and residents parking in the grounds. The apartment is set close to Wimbledon Common, the All-England Tennis Club and Wimbledon Village. Council tax band G.

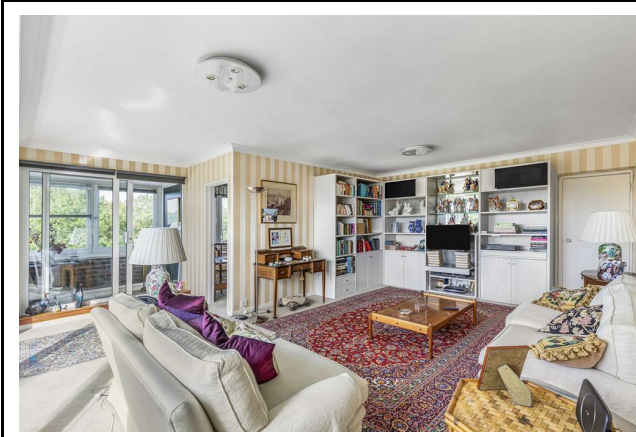
- Two bedroom 5th Floor apartment with lovely views
- Two bathrooms (one en-suite)
- Spacious hallway
- Well proportioned sitting room
- Dining room
- Enclosed balcony
- Kitchen/breakfast room
- Underground secure parking
- Lease 963 years + share of freehold
- Service charge: £6,000 pa - includes heating and water and building insurance/ Ground rent £40 p.a

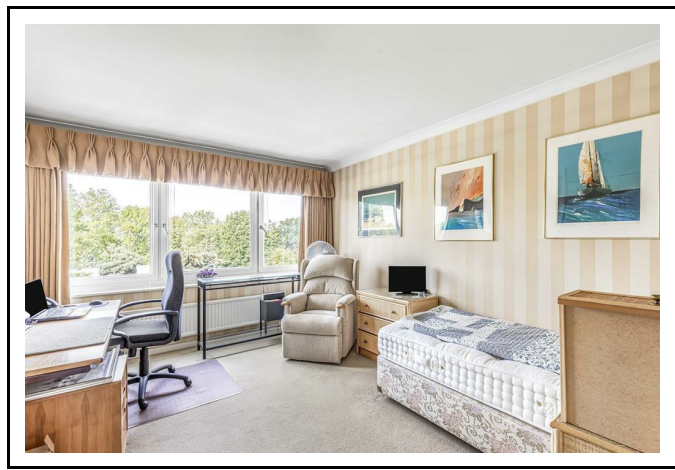
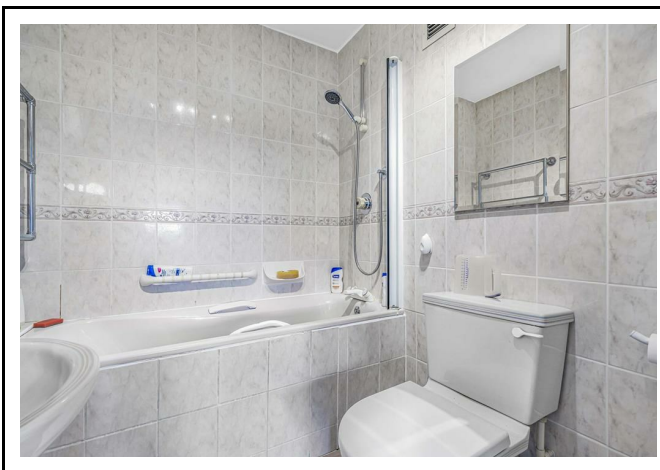
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

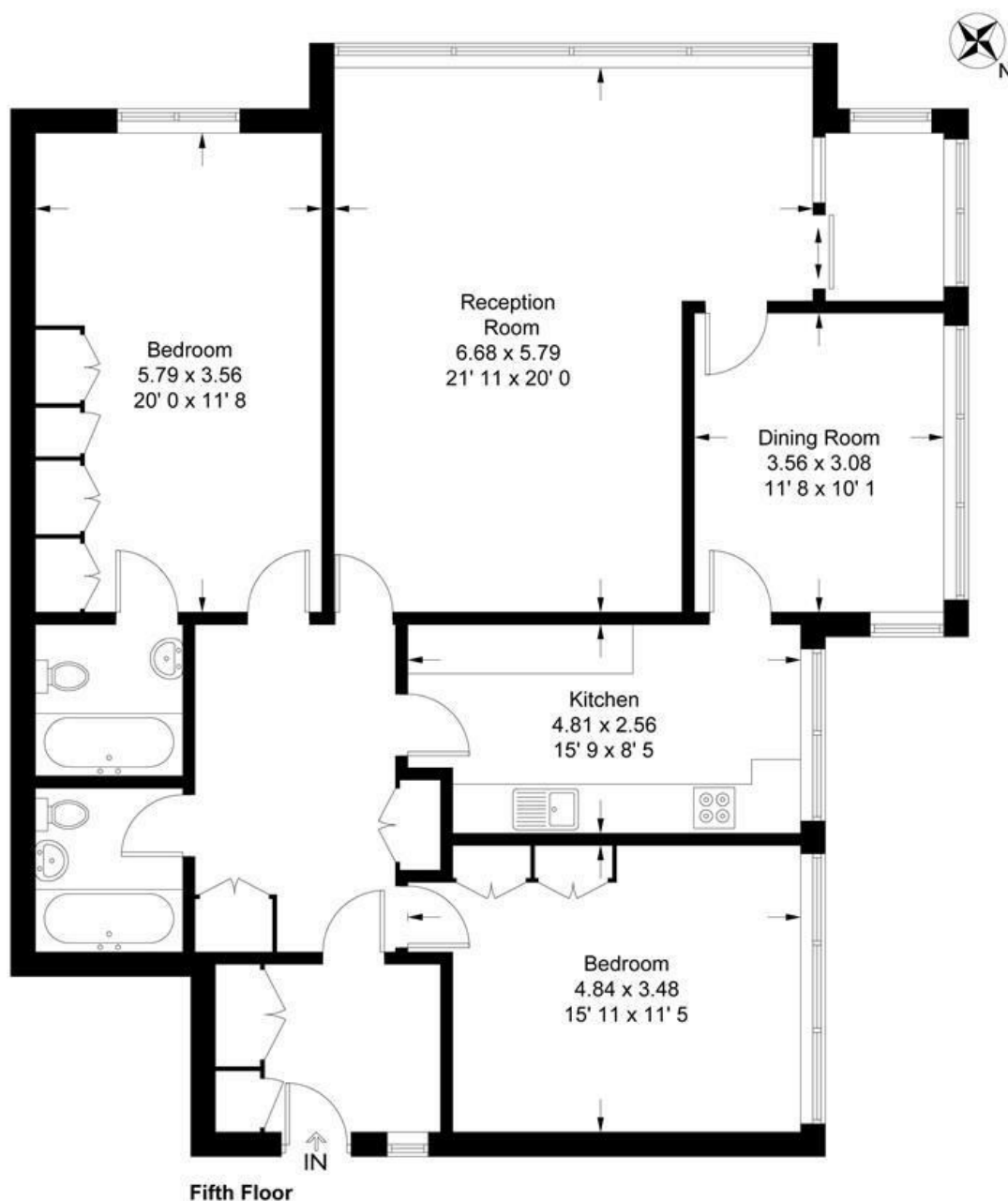
Burghley House is situated on Somerset Road in a prime location within walking distance of the fashionable shops, boutiques and restaurants of Wimbledon Village as well as Wimbledon Common which offers a variety of delightful walks and recreational facilities. The many amenities of Wimbledon Town centre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





Burghley House

Approximate Gross Internal Area = 1338 sq ft / 124.3 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: 963 years + share of freehold

Service Charge: £6,000 pa - includes heating and water and building insurance

Ground rent: £40 p.a.



Note: andrew scott robertson for itself and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (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.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 6780