

**FOR SALE**



**Lawrie House, Wimbledon, SW19**

**GUIDE £375,000 Leasehold**

 **2**

 **2**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

Samuel Estates is delighted to present this superb 2-bedroom apartment situated within a secure residential complex in Wimbledon.

This property features a generously proportioned open-plan living area and kitchen, which seamlessly leads to a private balcony, offering a delightful outdoor space. The apartment also comprises two spacious double bedrooms, one of which boasts an en-suite bathroom, while a conveniently sized common bathroom serves the second bedroom.

Additional advantages of this residence include secure underground parking facilities, a well maintained gated communal garden, convenient lift access, and a secure entry system, ensuring both security and comfort.

This location is ideally positioned, with local amenities, including an array of restaurants, coffee shops, bars, and retail stores and just a short stroll away and the bustling Wimbledon Town Center.

## Disclaimer

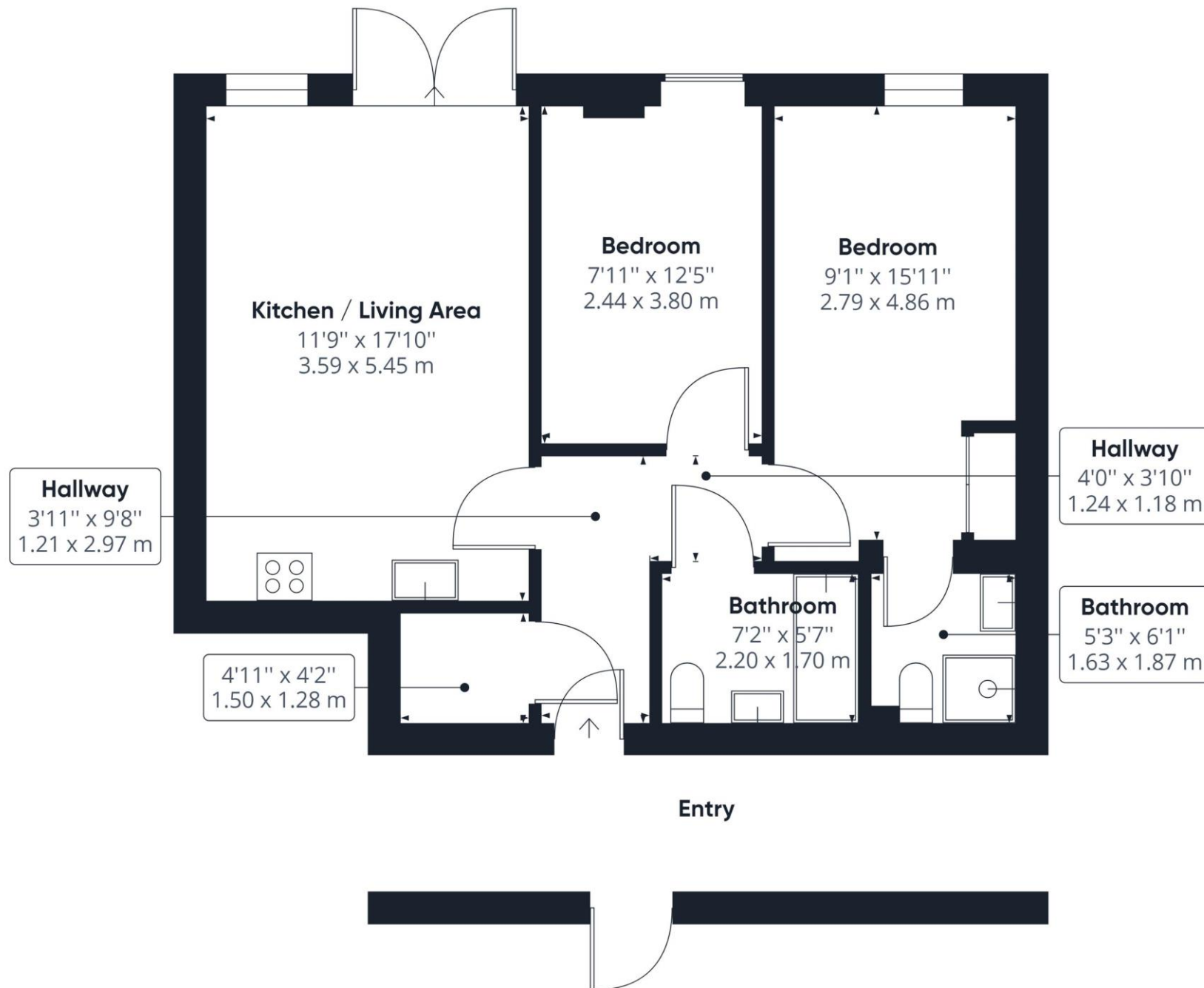
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74	82
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







Approximate total area<sup>(1)</sup>

616.71 ft<sup>2</sup>  
 57.29 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 108 Years remaining

**Service Charge** – £3660

**Ground Rent** – £470

**Council Tax Band** – D

**Local Authority** – Merton Council



**Property Type**  
Flat (Fourth Floor)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**External Wall Survey**  
NO



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Standard/ Superfast/  
Ultrafast



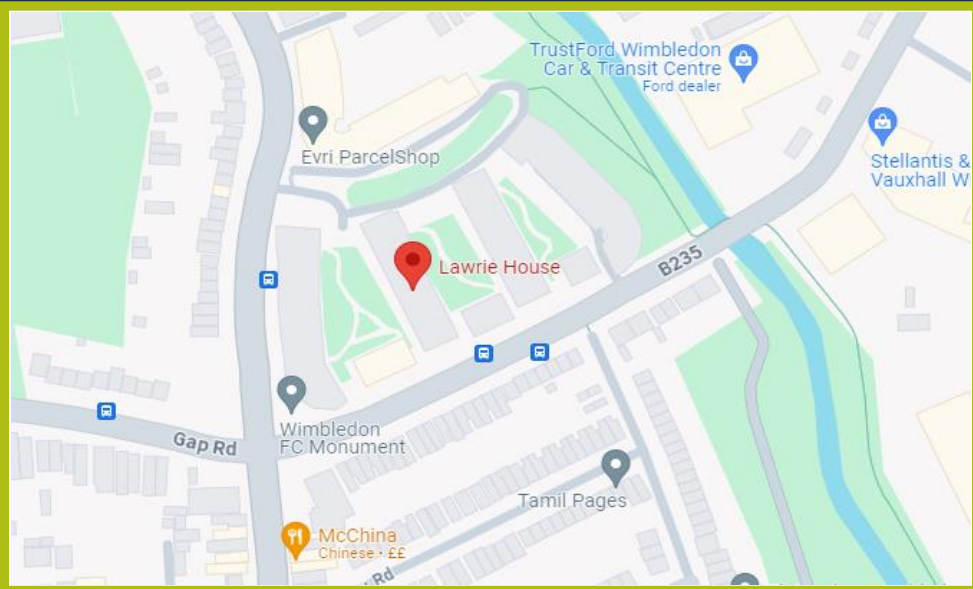
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of risk: Low



**Proposed Development in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889

