



Cottenham Park Road, SW20

£1,285,000

A three-bedroom, three-bathroom duplex apartment with a large private garden and balcony. As you enter on the ground floor, you have a large living room with a balcony, a bedroom with an en-suite, which could also be used as an additional reception room or study.

On the lower level, you have two large bedrooms both with en-suite bathrooms, with access to a courtyard garden. There is also a W.C, utility space and to the rear a huge open plan kitchen/reception/dining room leading to the large private garden with side access.

The wrap-around garden is south-facing and fully landscaped, perfect for entertaining or those with green fingers! The property is eligible for an on-street parking permit for one car. There is a 999-year lease, no ground rent and a low service charge.

**** Please Note - Some photography has been used from the show apartment within the same development ****

Located on the edge of Wimbledon Village, within close proximity to Wimbledon Common and exceptional schools. Wimbledon Village has a host of boutique shops, delicious restaurants and a vibrant coffee culture. The green open spaces of Cannizaro Park are just around the corner with a range of attractions including a sunken garden, water garden,

Features

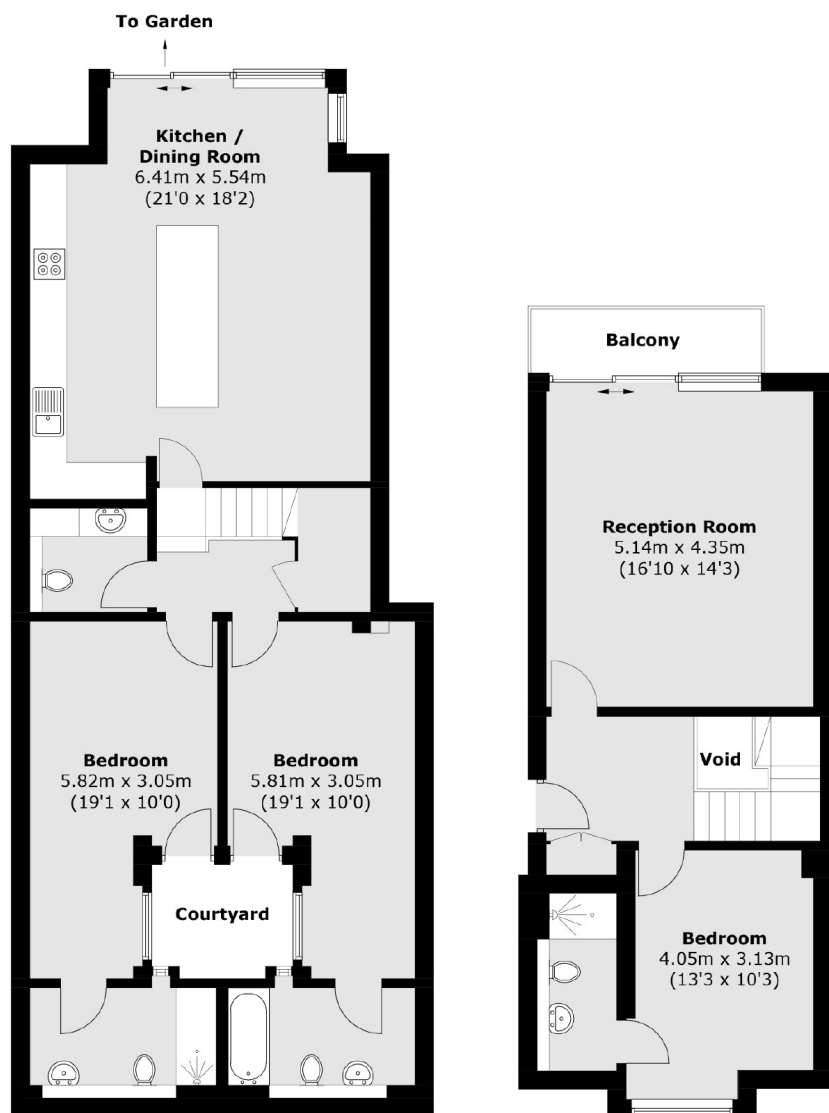
Share Of The Freehold
Three Bedrooms
Three Bathrooms
Private Garden & Balcony
Side Access To Garden
High Specification Throughout
Permit Parking Eligible
Underfloor Heating Throughout
999 Year Lease
Extremely Energy Efficient
EPC Rating B



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Lower Ground Floor

Ground Floor

Total area (approx.): 143.1 sq. m (1,540.3 sq. ft)
(Excluding Courtyard And Void)
Balcony area: 3.9 sq. m (41.9 sq. ft)

Dexters

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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