









#### welcome to

#### **Ambrose House Chambers Park Hill, London**

A wonderful apartment set within a modern exclusive residence situated in the leafy surroundings of Wimbledon, minutes away from Wimbledon Village and central Wimbledon.

With almost 800 square feet of accommodation, this two-bedroom home offers modern internal living with very pleasant and quiet balcony views.

The property is exquisitely finished to a high specification throughout, with each room offering generous living space ideal to suit an array of lifestyles. The accommodation comprises an expansive open plan kitchen, living and dining area that leads out onto a balcony. The two bedrooms are both generous doubles, with stunning communal areas within the development.

The apartment also benefits from high ceilings and large windows giving the property natural daylight and a spacious feel. The apartment benefits from an allocated parking space and a well maintained private garden area accessible only to residents.



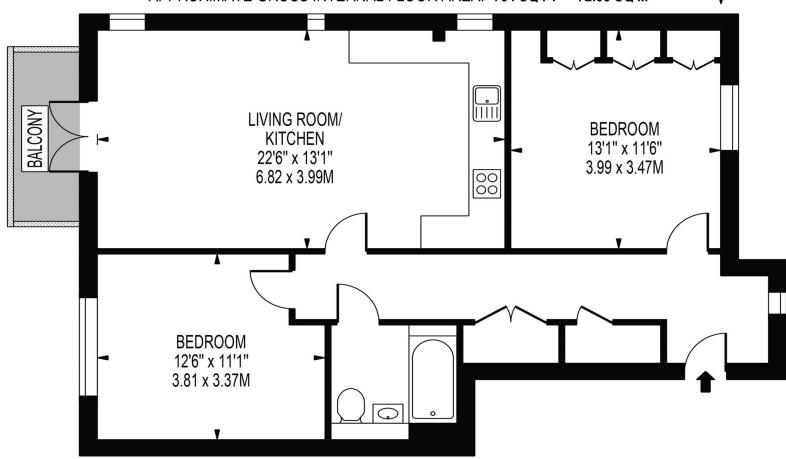




# AMBROSE HOUSE, CHAMBERS PARK HILL



APPROXIMATE GROSS INTERNAL FLOOR AREA: 784 SQ FT - 72.88 SQ M



#### FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.

ANY INTENDING PURCHASER OR LESSES SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.

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### **Ambrose House Chambers Park Hill,** London

- Shared ownership options available
- Two bedrooms
- Stunning communal gardens
- Private balcony
- Allocated parking space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £700,000









postcode not the actual property

#### view this property online barnardmarcus.co.uk/Property/SFS106275



Property Ref: SFS106275 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content

or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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