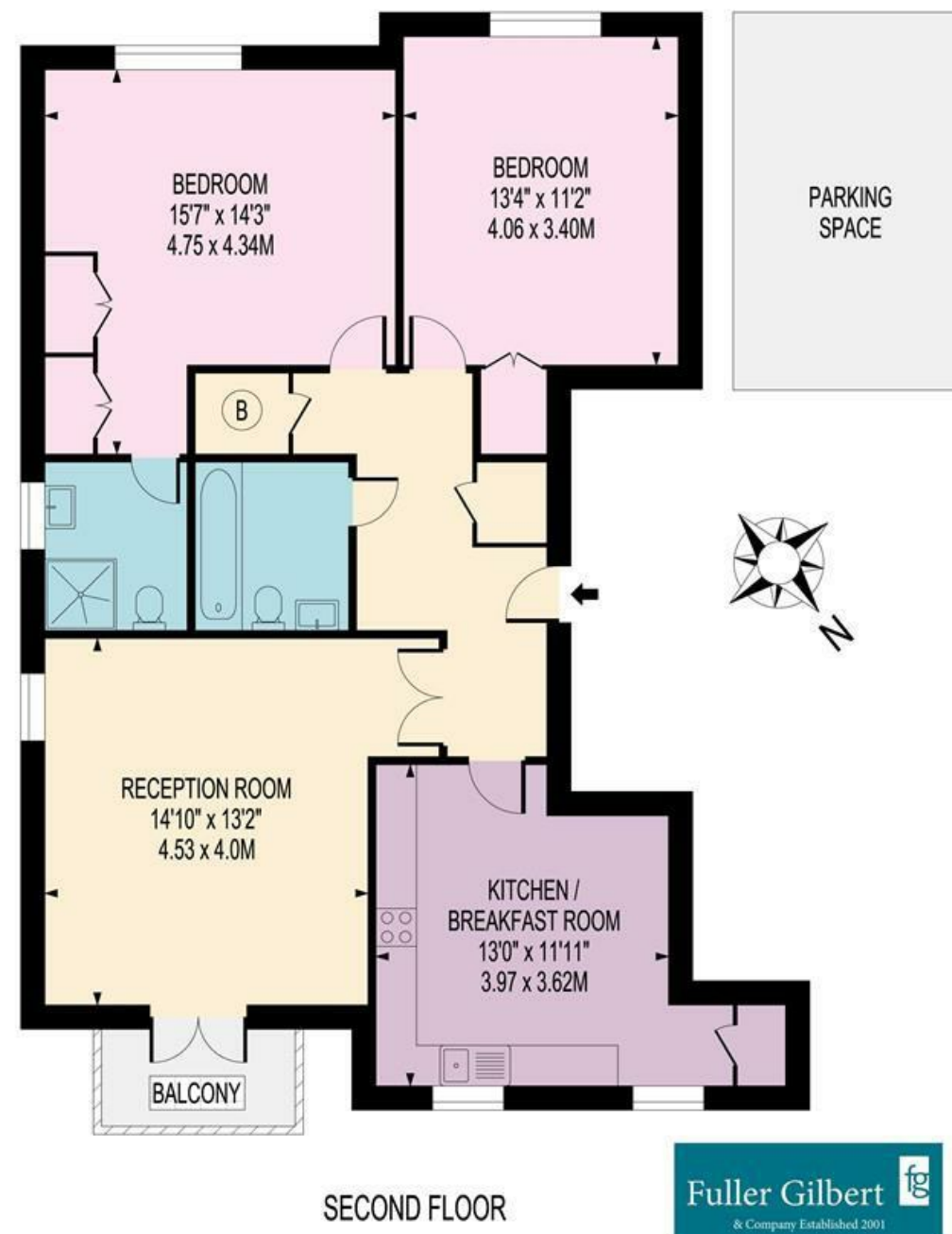


## PARKFIELD

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
945 SQ FT- 87.80 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 LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Flat 5 , Parkfield The Downs,  
Wimbledon, SW20 8HQ

**£850,000 Leasehold**

Offered for sale with no onward chain, is this charming and spacious two double bedroom, two bathroom, top floor apartment, forming part of this exclusive development, built by Messrs Shanly Homes in 2000 situated in this much sought-after location, within easy reach of Wimbledon Common and Village. Leasehold with 165 years remaining. Service charge approx. £5,420 p.a.

- Principal Bedroom with En-Suite
- Bathroom
- Spacious Kitchen/Dining Room
- Allocated Parking Space
- Sought-After Location
- Second Double Bedroom
- Bright Living Room with Balcony
- Lift Service
- Communal Grounds
- No Onward Chain

020 8016 9700

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG



**Location**

The property is located at the top of The Downs, and within easy reach of Wimbledon Common, Wimbledon Village and Wimbledon Town, which offers excellent transport amenities with Mainline and Underground services. The area is well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, including Kings College School and Wimbledon High School.



**Description**

There are stairs or a lift service up to the second, top floor. The entrance door leads to a large reception hall with access to all rooms. There is a spacious living room with balcony offering far reaching views, an excellent size kitchen/dining room, principal bedroom with en-suite, second double bedroom and bathroom. The property benefits from a private parking space to the rear of the apartments. An early appointment to view this superb apartment is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.



