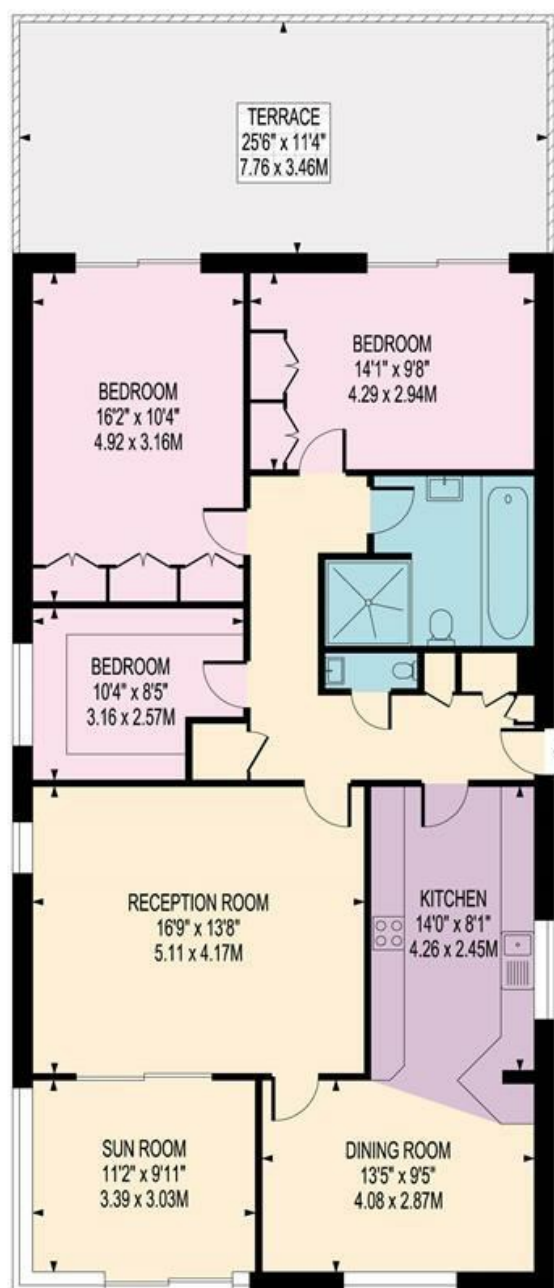


## MARLBOROUGH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
1211 SQ FT- 112.50 SQ M



GROUND FLOOR

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 2, Marlborough House Somerset Road,  
Wimbledon, SW19 5HZ**

**Guide Price £825,000 Leasehold**

CHAIN FREE. A truly delightful 3 bedroom flat on the ground floor of this purpose built block that is one of the very few flats in the development that has direct access onto the beautiful communal gardens. In addition there is a large terrace to the rear of the flat, accessed from two of the bedrooms.  
SERVICE CHARGE £1,107.75 PER QUARTER, INCLUDING £7.50 GROUND RENT

- 3 bedroom ground floor flat
- Kitchen/dining room
- Bathroom with separate shower
- Storage unit
- The lease has 962 years remaining
- Direct access onto the communal gardens
- Living room with sliding doors to the sun room
- Large terrace accessed from both bedrooms
- Off-street residents parking on a first come, first served basis
- Council tax Band F

020 7581 0154

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

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



**Location**

Marlborough House lies between Wimbledon Common and Wimbledon Park and is located just up the road from the All England Lawn Tennis Club, where the Wimbledon Tennis Championships are held. Nearby Wimbledon Village has a choice of exclusive boutiques, bars and restaurants, while Wimbledon Town has a wider selection of high street stores and offers a District Line underground station and mainline station with overland services to Waterloo. The area is renowned for its excellent schools in the independent and state sectors and there are a number of sporting facilities close at hand including golf, tennis and gym clubs.

**Description**

This delightful flat is well presented and offers spacious accommodation. The property comprises 3 bedrooms, one of which is currently used as a study, a kitchen/dining room, a living room with sliding doors to the sun room from which is direct access to the 4 acres of communal gardens, a bathroom with a separate shower and a separate cloakroom. There is ample off-street residents parking on a first come first served basis. The flat comes with a separate storage unit outside the flat and there is a professionally staffed estate office.



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>		71	77
	EU Directive 2002/91/EC		

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.