

## HOUNSFIELD LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 929 SQ FT - 86.27 SQ M



FIRST 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.



**6 Hounsfeld Lodge 5 Chambers Park Hill, Wimbledon Hill Park, London, SW20 0QE**

**Guide Price £950,000 Leasehold**

A beautifully presented 2 bedroom, 2 bathroom apartment situated on the first floor of this luxury modern development benefiting from a private balcony and allocated, underground parking. The development also offers a residents cinema, gym and a meeting room. 999 year lease from 1 January 2015.

- First Floor Modern Two Bedroom Apartment
- Luxury Development with Secure Fob Entry
- Open Plan Living / Family / Kitchen Area
- Secure Underground Parking
- Highly Desirable Location surrounded by Wimbledon Common & Morley Park
- Two bath/shower rooms (one en-suite)
- Residents Gym, Cinema Room and Meeting Room
- Private Balcony
- Lift Access
- Council Tax Band G

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.

020 8016 9700

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

**Location**

This magnificent collection of apartments sit amid glorious green parkland, in one of the most desirable areas of south west London. These stunning homes are surrounded by nature and lots of space, with central London still close by. The Wimbledon Hill Park apartments are set within beautiful landscaped gardens and are conveniently close to Wimbledon Village.

Service charge approx. £8000 p.a.  
Ground rent £600 p.a.



**Description**

This beautifully appointed apartment is located on the first floor of this luxurious and modern building within the prestigious Wimbledon Hill Park development. The apartment is found in exceptional condition, has underfloor heating throughout and comprises: a large open plan kitchen/living dining room with a door to the balcony; a principal bedroom complete with dressing area and en-suite bath and shower room; a second spacious bedroom and a further shower room. In the hall are a cloaks cupboard and a generous storage cupboard. There is a passenger lift up to the first floor, which also goes directly to the parking area in the basement below. In the communal areas on the lower ground floor is a cinema, a fully equipped gym and a meeting room for the use of the residents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		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.