

THEODORE LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA :
960 SQ FT- 89.19 SQ M



GROUND FLOOR

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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Chambers Park Hill, Wimbledon, SW20 0QF

Guide Price £950,000 Leasehold



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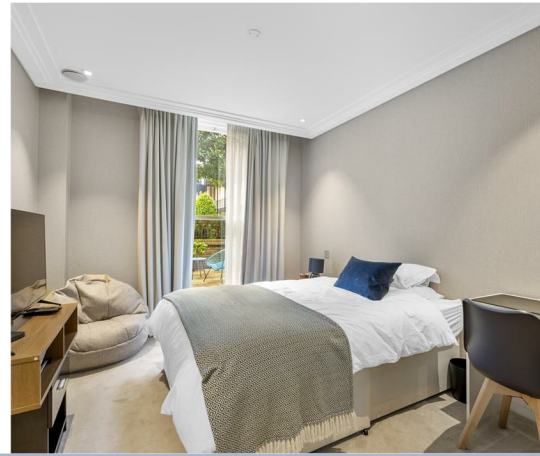
www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
020 7581 0154
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for
Sale

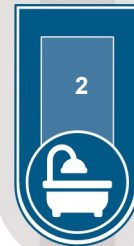
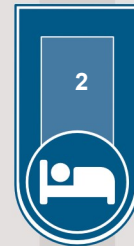
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THE LOCATION

Chambers Hill Park is the development of the former Atkinson Morley Hospital site off Copse Hill, offering a variety of exceptional houses and luxury apartments created by Berkeley Homes. Wimbledon Village is approximately a mile away, with its collection of delightful shops and restaurants. Wimbledon Common with its 1,200 acres of open space is around 800 metres away and approaches the Village to create a sense of country living within London. Central London can be reached via the A3 or by rail from Wimbledon mainline or Raynes Park, both accessed via the regular 200 bus route on Copse Hill. Locally are a number of excellent schools with The Rowans pre prep school 150 metres away and the highly sought after Kings College School close-by. Morley Park is adjacent to this development and Cottenham Park is around 350 metres away with a playground and sports ground.



THE PROPERTY

An outstanding 2 bedroom, 2 bathroom ground floor apartment that is beautifully presented. There is a delightful reception room opening onto the large terrace and a contemporary open plan kitchen with integrated, quality appliances. The principle bedroom also opens out onto the terrace and has a dressing area and a beautiful en-suite bathroom. There is a second double bedroom and family bathroom completing the accommodation. The flat comes with an underground private parking space and access to the beautiful and extensive communal gardens. In addition owners here have access to a large gym and cinema room, which is booked through the concierge. Leasehold with 990 years remaining. Service charge £8000 per annum.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 85 | 85 |
| (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 ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |