



Ridgway, Wimbledon **SW19**

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# Ridgway, Wimbledon SW19

A modern, two-bedroom ground floor property situated in a sought-after location on Ridgway Place, close to Wimbledon Village and Wimbledon Common. The property comprises a main bedroom, second bedroom, bathroom, living area and separate kitchen.

High specification throughout, boasting wooden flooring, ceramic floor tiling with quartz worktop, splashback and upstands in the kitchen. The private courtyard garden is South facing and generously proportioned.

The property also benefits from off street parking at the rear.



**Guide price:** £635,000

**Tenure:** Share of freehold plus leasehold, approximately 91 years remaining

**Local authority:** London Borough of Merton

**Council tax band:** D

Wimbledon offers a quality of life more akin to the country than London. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafes and the Town offers a wealth of amenities.

Highly regarded for its association with tennis, The All England Club in Wimbledon has hosted the oldest tennis championship in the world since 1877. Transport links to central London are fast and frequent, and there are regular services to London Waterloo (19 minutes). The District Line provides other options, and Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools, with notable independent institutions including Kings College School, Wimbledon High School, and Putney High School.

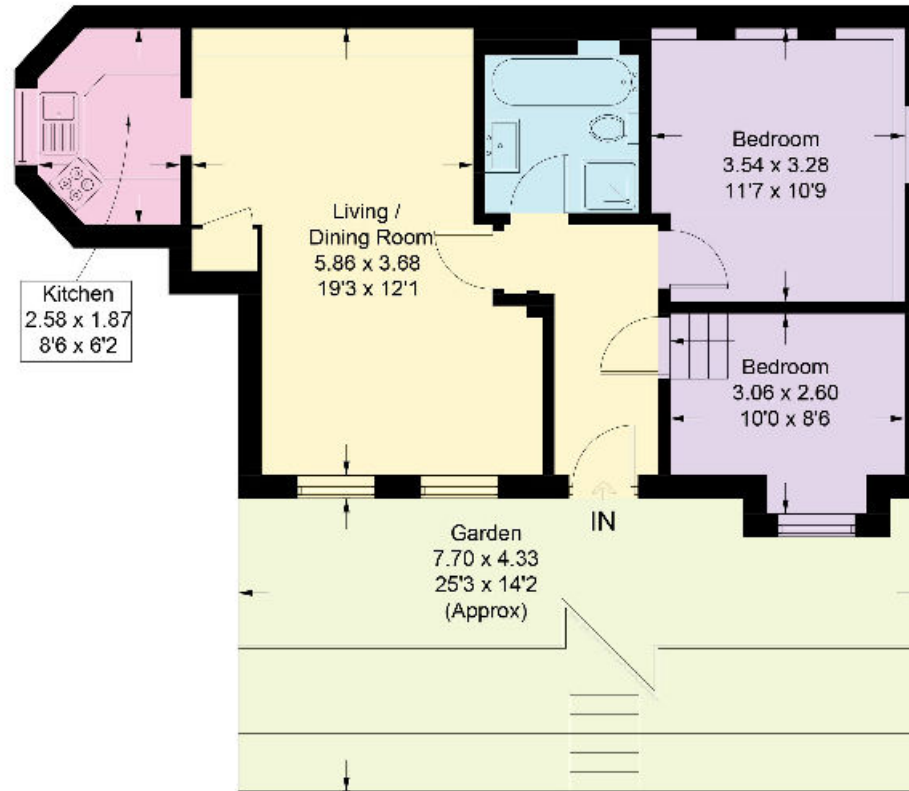






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Approximate Gross Internal Area = 56.7 sq m / 610 sq ft



## Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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