



Atkinson House, Wimbledon **SW20**



The Property

This high specification two - four bedroom, three bathroom duplex penthouse apartment benefits from an extraordinary double height living room and mezzanine level and is filled with an abundance of natural light. Located in a secluded part of the much sought-after Wimbledon Park Hill, this luxury development is built by the award winning Berkeley Group.

Lift assisted, the inviting second floor entrance hall leads to versatile accommodation with an extensive kitchen entertaining area with a stunning reception room featuring elegant wooden flooring, bespoke feature lighting, and full-height windows that offer serene views of the surrounding greenery. The reception area opens onto a secluded south-facing twenty-five ft. long balcony overlooking mature trees and landscaped gardens, ideal for al fresco dining and relaxation.

There are two well proportioned, bright airy bedrooms on the entrance floor with one currently set up as a handy work from home space while on the upper floor there is a mezzanine area and two stylish bedroom suites with dressing areas providing ample wardrobe space.

Residents of this brilliant scheme also benefit from a concierge service, well equipped gym, cinema room, board room, well maintained secluded communal gardens and secure underground parking for two cars.

Guide Price: £2,400,000

Local Authority: London Borough of Merton

Council Tax Band: H

EPC: C





Location

Set back from Copse Hill, Wimbledon Park Hill is a fantastic modern development, located in a convenient location moments from the many amenities of Wimbledon Village, the Common and Wimbledon town centre.

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.

Wimbledon (1.4 miles) is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). 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, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity as is Hollymount Primary School. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.

Tenure: Leasehold

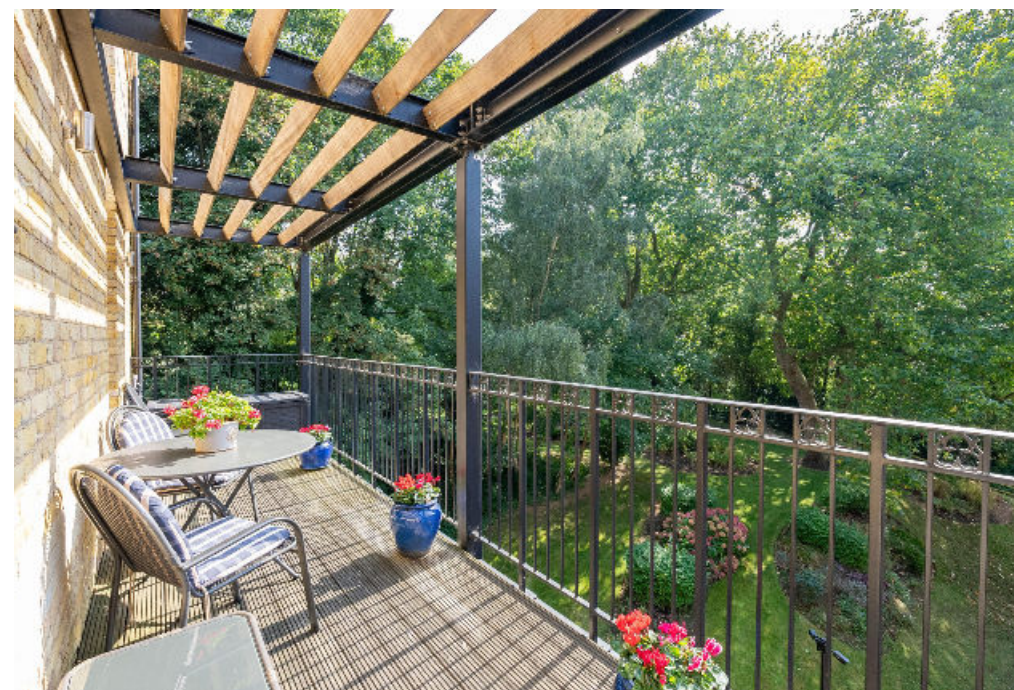
Approximately 993 years remaining

Service Charge

£15,000 per annum. Review date information has not been provided, please make your own enquiries.

Ground Rent

£850 per annum. Review date information has not been provided, please make your own enquiries.



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Approximate Gross Internal Area = 192.1 sq m / 2068 sq ft
(Excluding Void)



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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We would be delighted to tell you more

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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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