



Windmill Road, London SW19



The Property

Located within a sought-after gated development, this spacious apartment offers generous lateral living and boasts a private balcony with scenic views of Wimbledon Common, beautifully maintained communal gardens, and a secure underground parking space.

The apartment features three spacious bedrooms, with the potential to create a fourth by converting the study. It comprises a principal bedroom with built-in wardrobes and an en-suite bathroom, two additional bedrooms, and a spacious living room with balcony access, adjoining a separate kitchen overlooking the development. With its triple aspect, the apartment benefits from abundant natural light throughout.

Location

Situated on Windmill Road, the property enjoys direct access to the 850 acres of open green space at Wimbledon Common, while being near Wimbledon Village. The 93 bus-stop is nearby, as well as numerous golf, squash, and tennis clubs.

Guide Price: £1,000,000

Tenure: Leasehold: 999 years

Service Charge: £1,794.23, reviewed quarterly

We were unable to obtain information regarding the date of the next review, please make your own enquiries.

Ground Rent: Peppercorn

Local Authority: Merton

Council Tax Band: G

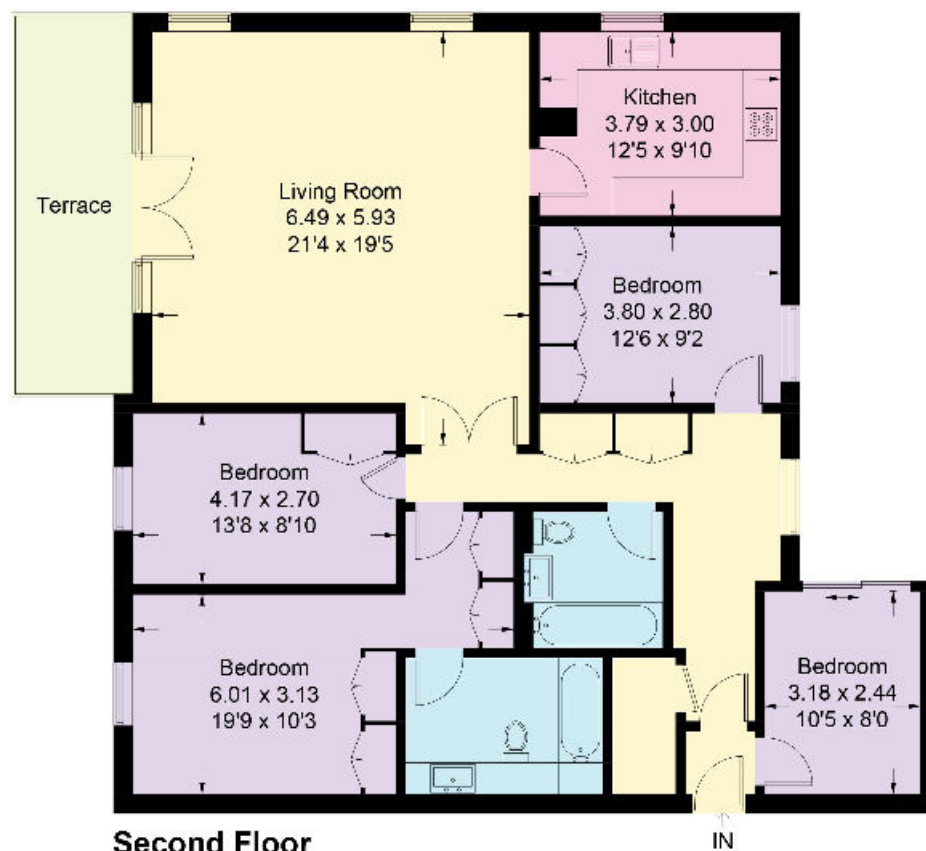
EPC: C





The Clockhouse, SW19

Approximate Gross Internal Area
128.0 sq m / 1378 sq ft



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
Wimbledon
58 High Street
Wimbledon
SW19 5EE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Danielle Gaughan
020 7861 5487
danielle.gaughan@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2024. Photographs and videos dated October 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.