

Woodcock House, London SW19



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Built in the 1970s, this fantastic historic building has been converted by the reputed Woodcock Brothers, to create a bijoux development of just seven apartments in a quiet, gated property moments from Wimbledon Village High Street.

Each apartment benefits from lift access, oak flooring, hard-wood double glazed vertical sash windows, contemporary 'Moore by Design' bespoke kitchens and modern bathroom suites with underfloor heating and one private parking space. This spacious penthouse apartment comprises three bedrooms and two bathrooms with an impressive principal suite and is filled with an abundance of natural light.



Guide price: £825,000 - £1,750,000

Tenure: Leasehold: approximately 199 years remaining

Service charge: £5,506.27 - £6,756.61 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: London Borough of Merton

Council tax band: TBC



Location

Wimbledon offers a quality of life more akin to the country than London offering easy access to the High Street and Common. 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 coffee shops

Highly regarded for its association with tennis, Wimbledon has hosted the oldest tennis championship in the world since 1877. Plenty of other leisure facilities abound, including riding stables, golf clubs, tennis courts and other sports clubs.

Wimbledon (0.6 miles) is the only London station with an interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent, with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both Heathrow and Gatwick airports.

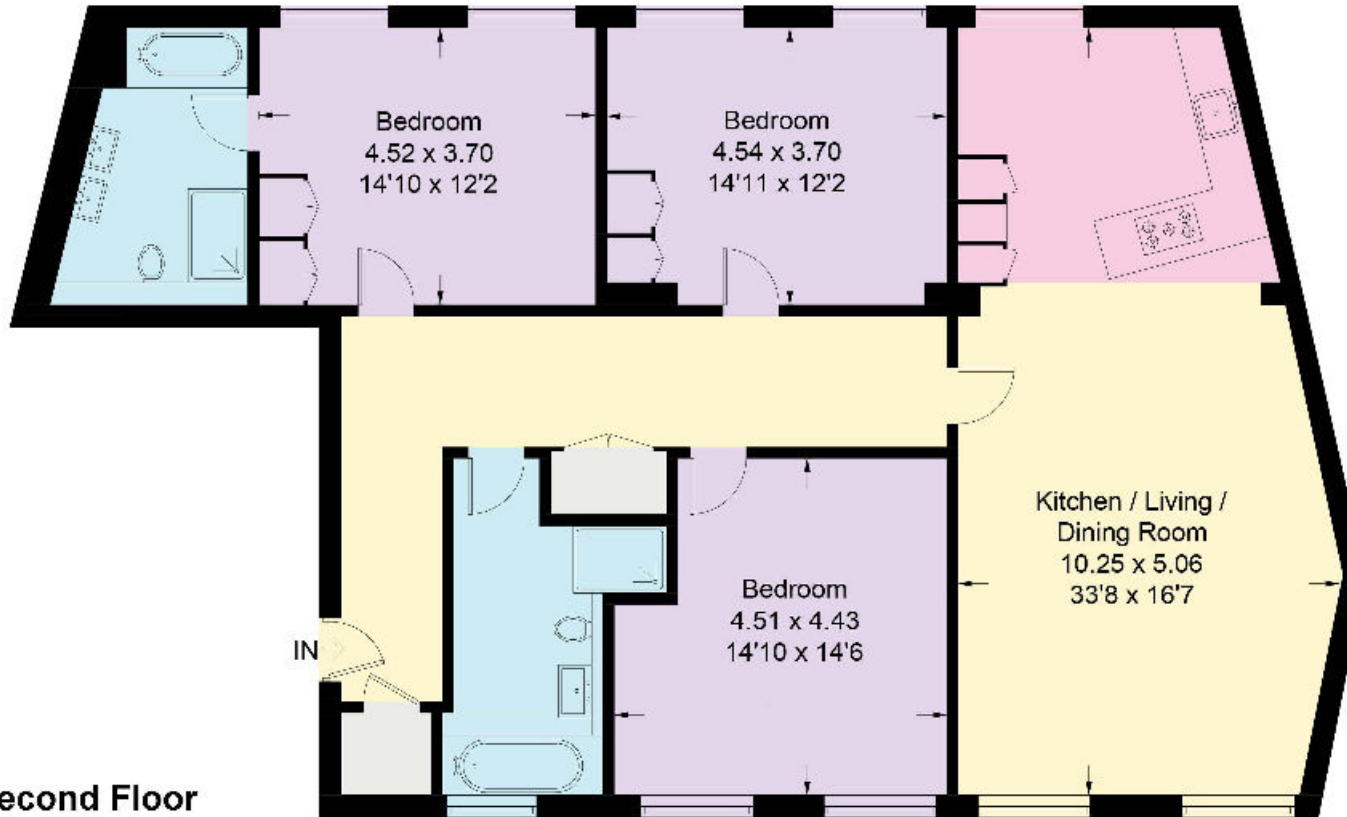
Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools, with notable independent institutions including Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students worldwide, making Wimbledon a hub for academic achievement and intellectual growth.





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Approximate Gross Internal Area = 143.5 sq m / 1545 sq ft



Second 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

Wimbledon

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I 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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