



Lanesborough House, Wimbledon **SW20**

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## The Property

This high-specification, contemporary two bedroom, two bathroom apartment forms part of a popular luxury development by Berkeley Homes. Set in one of the smaller buildings of the complex, this elegant residence is ideal for first time buyers and downsizers alike.

A spacious entrance hall with ample integrated storage welcomes you into the property, and has double doors leading into the dual-aspect reception/dining room/ open-plan kitchen. This is well-proportioned with high ceilings and has a kitchen island as well as high quality appliances. A unique feature of this property is the private wraparound terrace, accessed from the living room.

The master bedroom has its own ensuite, built-in wardrobes and lots of natural light. The second bedroom can also accommodate a double bed. The sale also includes an underground parking space and the property is available chain-free.

**Guide Price: £1,250,000**

**Tenure: Leasehold, 943 years remaining.**

**Service Charge: £8,800 per annum.**

Service charge is reviewed every 12 months.

**Ground Rent: £500 per annum.**

Ground rent has not changed for the last 4-5 years. It has remained at £500.

**Local Authority: London Borough of Merton**

**Council Tax Band: F**

**EPC: B**





## Location

Set back from Copse Hill, Wimbledon Hill Park 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.









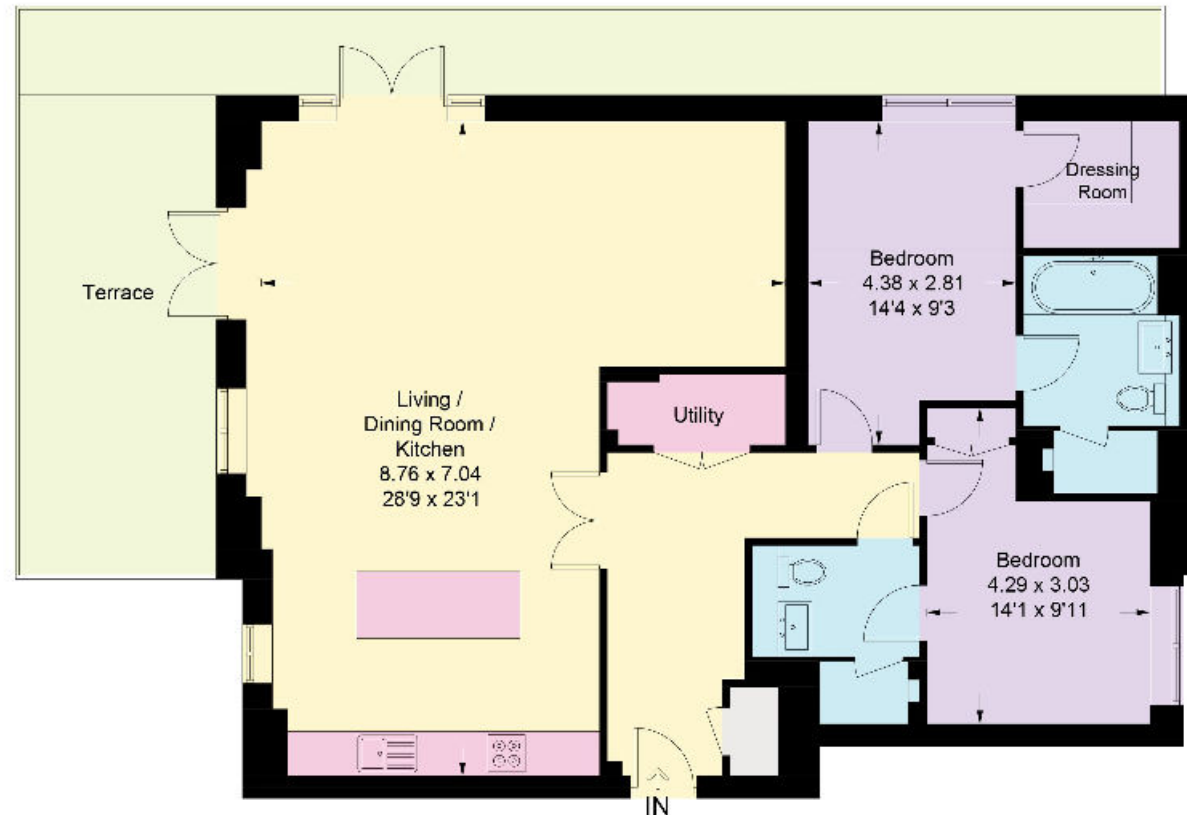






## Lanesborough House, SW20

Approximate Gross Internal Area = 104.9 sq m / 1129 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.

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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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