



Packenham House, Wimbledon **SW19**



The Property

This exceptional two bedroom, two bathroom garden level apartment, located in the award winning Chambers Park Hill development and built by the Berkeley Group, offers a perfect blend of modern luxury and practical living. The expansive open-plan kitchen and reception room is fitted with sleek units and state-of-the-art appliances. Flooded with natural light, this space opens onto a private, south-facing garden, ideal for outdoor relaxation. The principal bedroom suite includes a spacious dressing room while the second bedroom features a versatile bathroom, which can serve as an en-suite or a family bathroom.

On-site amenities include a 12-hour concierge service, available seven days a week, along with a communal meeting room, gym, cinema, library, and Wi-Fi lounge for residents to enjoy. The apartment also benefits from an allocated parking space in the secure underground car park, with visitor parking available for guests. This beautifully appointed apartment offers a sophisticated living experience, combining style, comfort, and convenience.

Guide Price: £1,100,000

Tenure: Leasehold, 992 years remaining.

Service Charge: £6,500 per annum.

We have been unable to obtain review date information, please make your own enquiries.

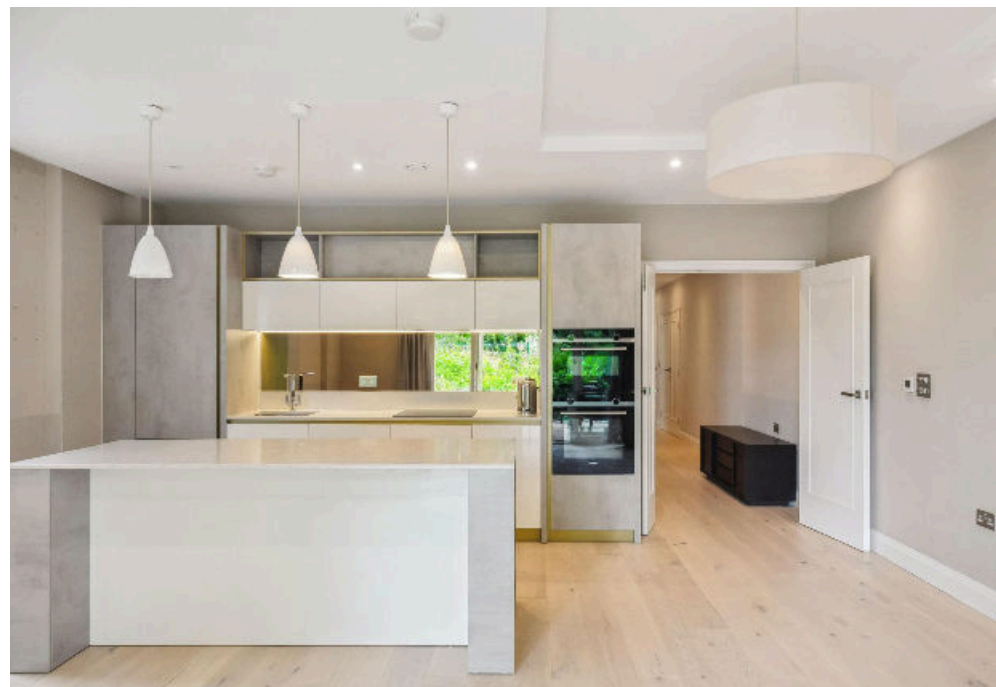
Ground Rent:

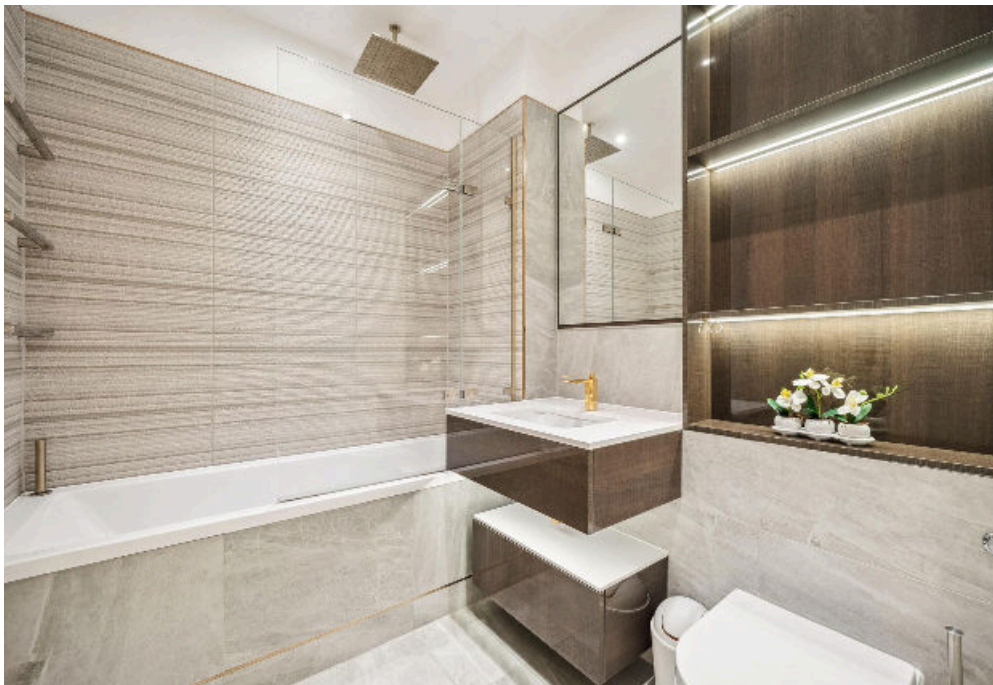
We have been unable to obtain information on ground rent, please make your own enquiries.

Local Authority: Merton

Council Tax Band: D

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.

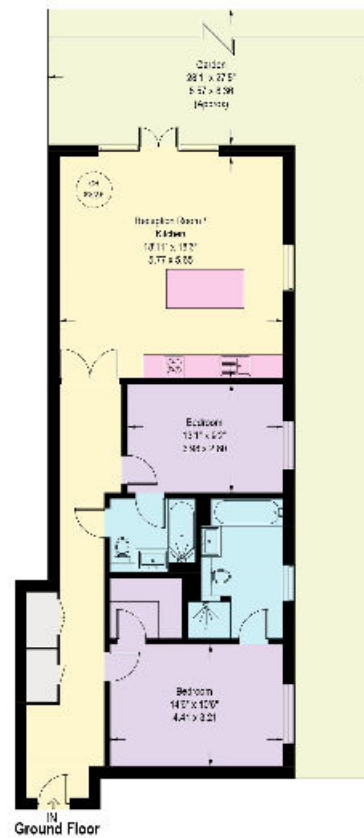






Atkinson Close, London, SW20

Approximate Gross Internal Area = 1033 sq ft / 96 sq m



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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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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Particulars dated January 2025. Photographs and videos dated January 2025.

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