PAKENHAM HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 850 SQ FT - 79.0 SQ M

GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

95 High Street Wimbledon SW19
020 8016 9700
wvsales@fullergilbert.co.uk

Fuller Gilbert & Company Est. 2001

38 - 40 Gloucester Road SW7
020 7581 0154
sksales@fullergilbert.co.uk

www.fullergilbert.co.uk

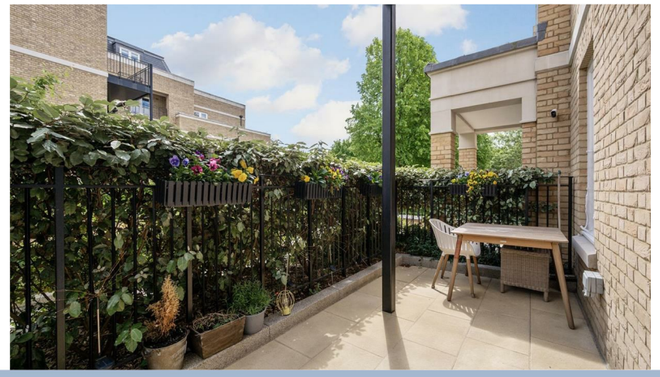
Atkinson Close, Wimbledon, SW20 0FA

£875,000 Leasehold

for sale

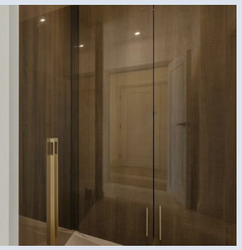
Fuller Gilbert & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Wimbledon Hill Park is the development of the former Atkinson Morley Hospital site off Copse Hill, offering a variety of exceptional houses and luxury apartments created by Berkeley Homes.
Wimbledon Village is approximately a mile away, with its collection of delightful shops and restaurants.
Wimbledon Common with its 1,200 acres of open space is around 800 metres away and approaches the Village to create a sense of country living within London.
Central London can be reached via the A3 or by rail from Wimbledon mainline or Raynes Park, both accessed via the regular 200 bus route on Copse Hill. Locally are a number of excellent schools with The Rowans pre prep school 150 metres away and the highly sought after Kings College School close-by.
Morley Park is adjacent to this development and Cottenham Park is around 350 metres away with a playground and sports ground.



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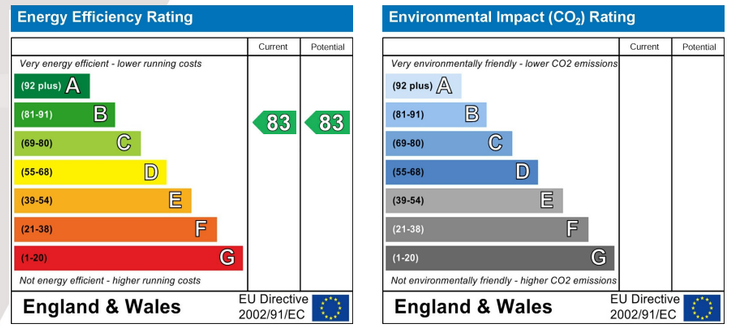
2

THE PROPERTY

This elegant ground floor apartment offers generous living space with two spacious bedrooms and two bathrooms, all finished to a high standard. The property has high ceilings that amplify the sense of space and bring a bright, airy ambiance throughout.
The master bedroom benefits from an ensuite bathroom.

The living area opens via glass doors onto a well-proportioned balcony, perfect for morning coffee or evening relaxation. The interior is in good condition throughout with quality fixtures and fittings being a constant in the property.



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given.
Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.