



JESS INCH  
exp<sup>uk</sup>

# Cross Road, London, SW19 1PF

£399,950

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Please Quote JI0900 for all enquiries.

A bright and well-presented two bedroom, third floor apartment, ideally positioned within a well-maintained development in the heart of Wimbledon, SW19. Offering generous living space, allocated parking and attractive communal grounds, this property presents an excellent opportunity for first-time buyers, professionals or investors alike.

The apartment is accessed via a communal entrance and secure electric entry system. It is located on the third (and top) floor, enjoying elevated views and an abundance of natural light throughout.

Internally, the property features a spacious reception room with clearly defined living and dining areas, creating a comfortable and versatile space for both relaxing and entertaining. Large windows enhance the sense of light and openness.

The separate kitchen is modern and well laid out, offering ample cupboard storage, worktop space, free-standing and built-in appliances.

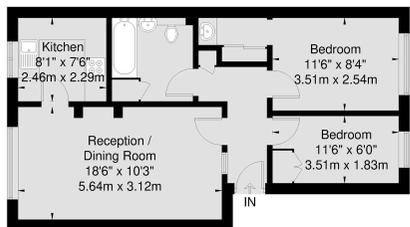
There are two well-proportioned bedrooms, including a generous principal bedroom and a second bedroom ideal for guests, a home office or sharers. The bathroom is neatly appointed with a white suite and shower over bath.

Further benefits include newly decorated neutral décor throughout, a long 991 year lease, nil Ground Rent and an allocated parking space situated close to the building entrance. The apartment forms part of a well-managed development with attractive communal grounds.

The development itself enjoys well-kept surrounding gardens and is superbly positioned for easy access to Wimbledon's abundance of shops, bars and restaurants, schools, Wimbledon Theatre, and Wimbledon Train and Tube stations (0.6 miles and a 13 minute walk, Google Maps), with both it's mainline (Direct to Clapham Junction, Vauxhall and Waterloo Stations) and tube lines (District Line via Embankment and Westminster) into Central London. Additionally,



Cross Road  
 Approx Gross Internal Area  
 Third Floor = 53.7 Sq m / 578 Sq Ft



Third Floor

Viewwell 01/2021  
 Viewwell 01/2021  
 While every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 1/2" and are to the points indicated by the arrow heads.

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- Immaculate, third floor, two bedroom apartment
- Spacious reception room with well-defined living and dining areas
- Separate, modern kitchen with ample storage
- Top floor, with an abundance of light and far reaching views
- Allocated parking space close to the entrance
- Well-maintained development with surrounding communal gardens
- Close to shops, bars, restaurants and theatre
- Superbly located for Wimbledon and South Wimbledon Mainline and Underground Stations
- Wimbledon Village and Common within easy reach

