



JESS INCH  
exp<sup>uk</sup>

# Cross Road, London, SW19 1PF

From £375,000

🛏️ 2 🍽️ 1 🚗 1



Please Quote JI0900 for all enquiries.

A bright and immaculate 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.

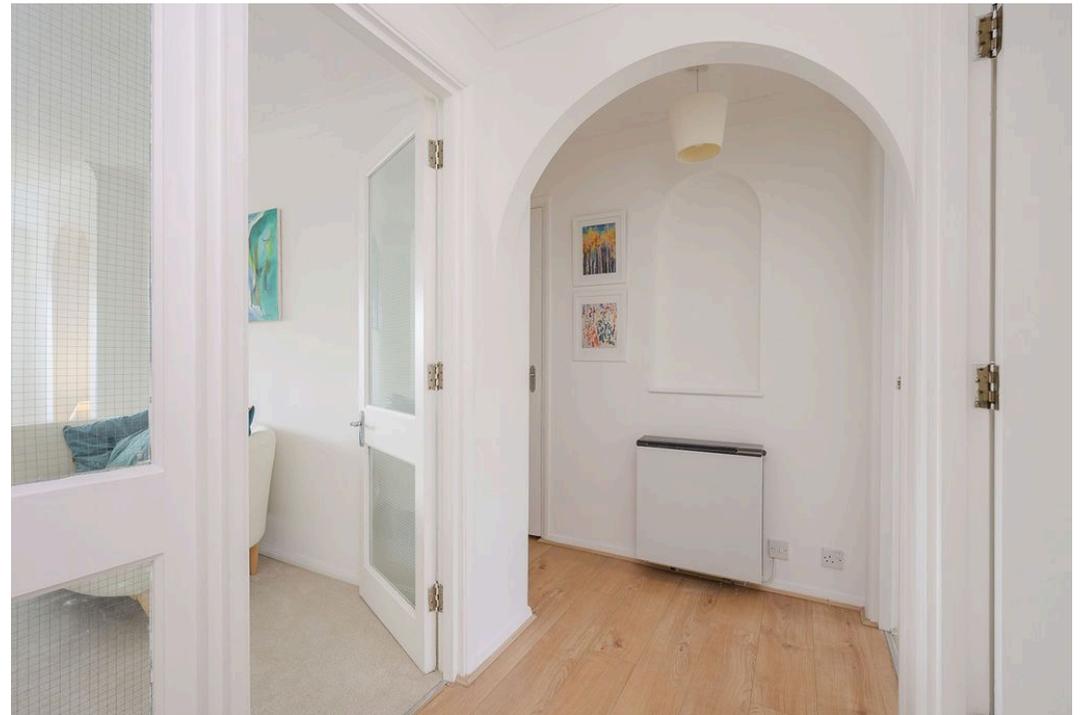
Internally, the property features a spacious reception room with clearly defined living and dining areas, creating a comfortable and versatile space for both relaxing and entertaining. Large windows, being fitted with brand new double-glazing throughout, enhance the sense of light and openness.

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

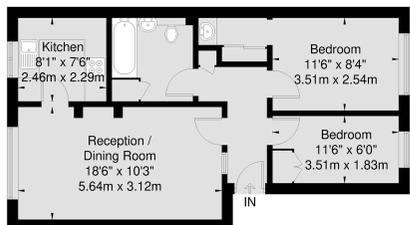
The principal bedroom is an excellent size and has a separate dressing area and sink. The second bedroom is ideal for guests, a home office or sharers. The bathroom is neatly appointed with a white suite and shower over bath.

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



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



Third Floor

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.

- Please Quote JI0900 for all enquiries
- Immaculate, third floor, two bedroom apartment
- Spacious reception room with well defined living and dining areas
- Separate, modern kitchen, offering 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
- Brand new double-glazed windows with full warranty throughout
- Superbly located for Wimbledon and South Wimbledon Mainline and Underground Stations
- Close to shops, bars, restaurants and theatre, Wimbledon Common within easy reach

