



## CHAMBERS PARK HILL

London, SW20



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A stunning three bedroom first floor converted apartment forming part of a desirable modern development with high ceilings and a bright open plan living space.



Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Leasehold, approximately 987 years remaining

Ground rent: £1,140.32 per annum, reviewed every 10 years, next review date January 2035

Estimated service charge, 2026: £11,697.64 per annum, reviewed annually

**Guide price: £1,500,000**

This beautifully presented three-bedroom first-floor apartment is set within an elegant period conversion and boasts a stunning modern finish throughout. Featuring high ceilings and wooden floors, the property offers a spacious living area enhanced by dual aspect windows, flooding the space with natural light. The principal bedroom benefits from a stylish en-suite, while the contemporary family bathroom serves the additional bedrooms. A private balcony overlooks a tranquil wooded area, providing a peaceful retreat.

The communal areas include allocated underground parking for two cars, visitors parking, two storage units, manicured communal gardens, a concierge service, meeting rooms that are available for hire, a private cinema, a library, and a well-equipped gym.



Approximate Gross Internal Area = 119.01 sq m / 1,281 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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