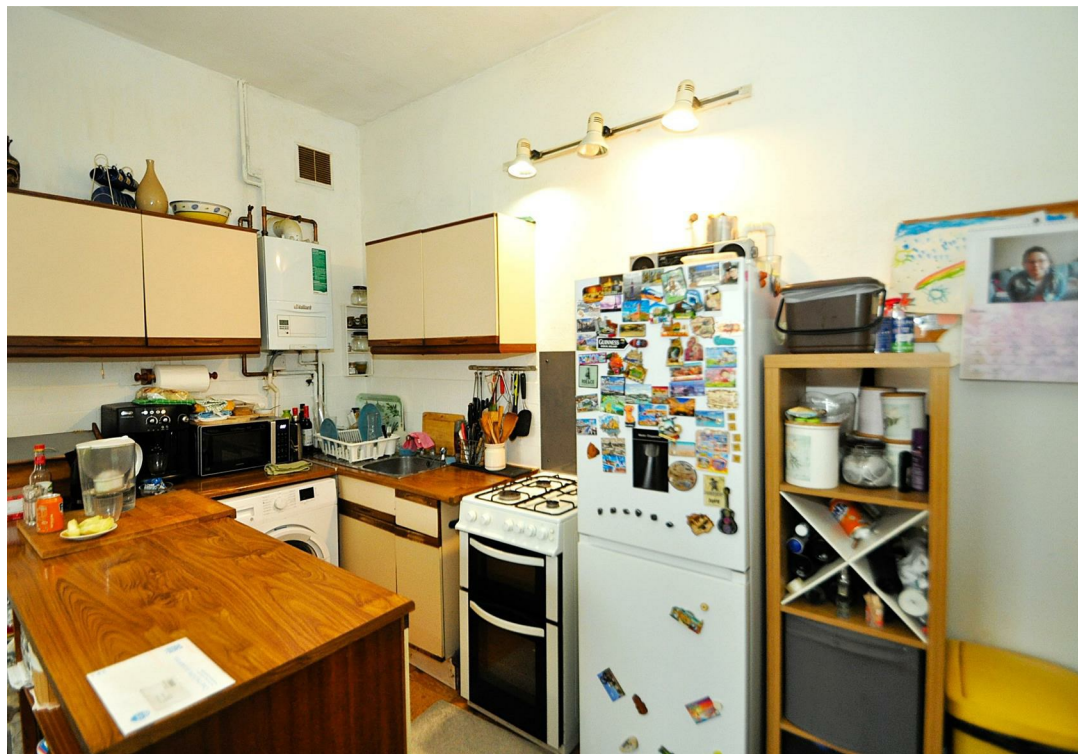


**WIMBLEDON Denmark Avenue, SW19 4HF**

**Price Guide £450,000 Leasehold**



## WIMBLEDON Denmark Avenue, SW19 4HF

Wimbledon beckons, opportunity to acquire a delightful 2 bedroom, fantastically situated flat in Wonderful Wimbledon. Offered at a price that allows you to release the great potential.

Located within a comfortable 10 minutes' walk of Wimbledon's excellent mainline station providing envious fast links to London Waterloo, the district line and tramway. Easy access to the main arterial A3 corridor, whilst busses and Central Wimbledon to hand.

Envious shops and amenities, including renowned theatre, bars and eateries. Alternatively escape urbanicity, stroll 15 minutes to enjoy the tranquillity of Wimbledon and Putney Commons, some 460 hectares where you can forget your troubles, take in ponds, heath and picturesque windmill. The lifestyle of "The Ivy" and the boutique shopping of the village within 15 Mins, out of your front door you are spoilt as to the day you choose moreover the car can be left in your garage in a neighbourhood where parking is at a premium.

The flat forms part of an attractive period property on a comfortable plot boasting sought after garden space, and parking.

- Attractive Period Conversion
- Gas Central Heating
- Adjacent Garage
- Delightful Communal Garden
- No Forward Chain

Lease offered 136 yrs (extended)

Service Charge £1200 PA

With Right To Manage

Local Authority Merton Council Tax Band D

Energy Performance Band D



**First Floor**

Approx. 43.2 sq. metres (465.4 sq. feet)

