



## WIMBLEDON HILL ROAD, SW19

£960,000

Second floor apartment

Private balcony

Two bedrooms

Two bathrooms

No onward chain

EPC rating C

@marshandparsons  
marshandparsons.co.uk

MARSH &  
PARSONS

# ABOUT THE PROPERTY

This outstanding second floor apartment offers 1,069 sq.ft. (99.3 sq.m) of beautifully proportioned contemporary living space, perfectly combining peace and convenience. Situated on Wimbledon Hill, Holly Lodge is perfectly placed for both Wimbledon town centre and Wimbledon Village.

Wimbledon station is within easy walking distance, offering District line, South Western railway, Thameslink, and Tramlink services providing excellent connectivity to the City of London and central London.





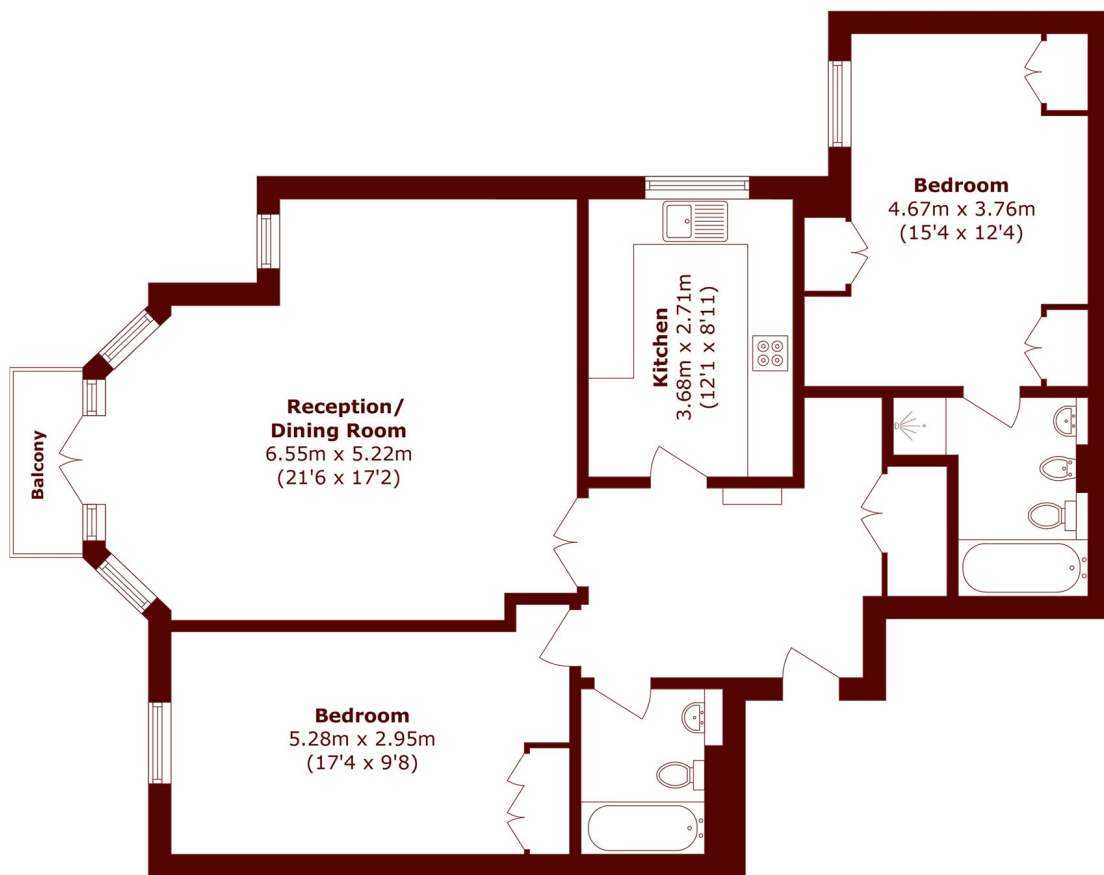


# FURTHER DETAILS

Located on the quiet rear side of the development, the apartment is south facing with a private balcony overlooking a well-maintained rear garden. Wonderful natural light floods through bay windows and double-glazed rear doors. Remarkably peaceful with absolutely no road noise despite its close proximity to Wimbledon station. The 21 ft reception area provides generous open plan living and dining space. Both bedrooms are spacious doubles with built-in wardrobes. The master bedroom features an en suite bathroom with a separate shower; the second bedroom is served by a family bathroom. A well-equipped separate kitchen and convenient storage in the entrance hall complete the layout.



# STEP INSIDE WIMBLEDON HILL ROAD



Total area (approx.): 98.4 sq. m (1059.1 sq. ft)

Balcony area (approx.): 2.1 sq. m (22.6 sq. ft)

**Wimbledon**  
020 8879 6660

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

**MARSH &  
PARSONS**