Knight Frank



ALBEMARLE,

WIMBLEDON SW19



TIMELESS STYLE IN A PRIME WIMBLEDON SETTING

A bright and spacious ground floor apartment of approximately 1,360 square feet on Wimbledon Park Side, opposite Wimbledon Common, offering three bedrooms, two modern bathrooms, two reception rooms, communal heating, communal gardens and secure parking.

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Local Authority: London Borough of Wandsworth

Council Tax band: F

Furniture: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £5,538.46

Guide price: £4,000 per calendar month







ELEGANT FAMILY LIVING

Situated within an exclusive gated development on the highly sought after Wimbledon Park Side, this exceptional ground floor apartment enjoys a prime position opposite the open green spaces of Wimbledon Common.

Benefiting from windows on three sides, the apartment enjoys an abundance of natural light throughout. A generous entrance hall provides a welcoming first impression and leads to two spacious reception rooms, offering excellent flexibility for modern living. The principal reception room is bright and elegant, while the second reception room is currently arranged as a dining room but would also serve equally well as a family room, home office or additional reception space. A communal boiler system provides heating and hot water, both of which are included within the rent.







WELL-PROPORTIONED ACCOMMODATION

The contemporary kitchen/breakfast room is fitted with sleek high-gloss cabinetry, integrated appliances and ample worktop space, together with room for informal dining.

The accommodation comprises three substantial bedrooms and two modern bathrooms. Attractive wood flooring runs throughout the principal living areas, complemented by excellent storage and a separate storeroom, enhancing the practicality of the apartment.

Externally, residents benefit from extensive communal gardens, secure parking within a communal lock-up garage and additional driveway parking.



MODERN FINISHES THROUGHOUT

Albemarle occupies an enviable position on Wimbledon Park Side, one of South West London's most prestigious residential addresses. Wimbledon Common is located directly opposite the property, providing acres of open green space for walking, cycling and recreation.

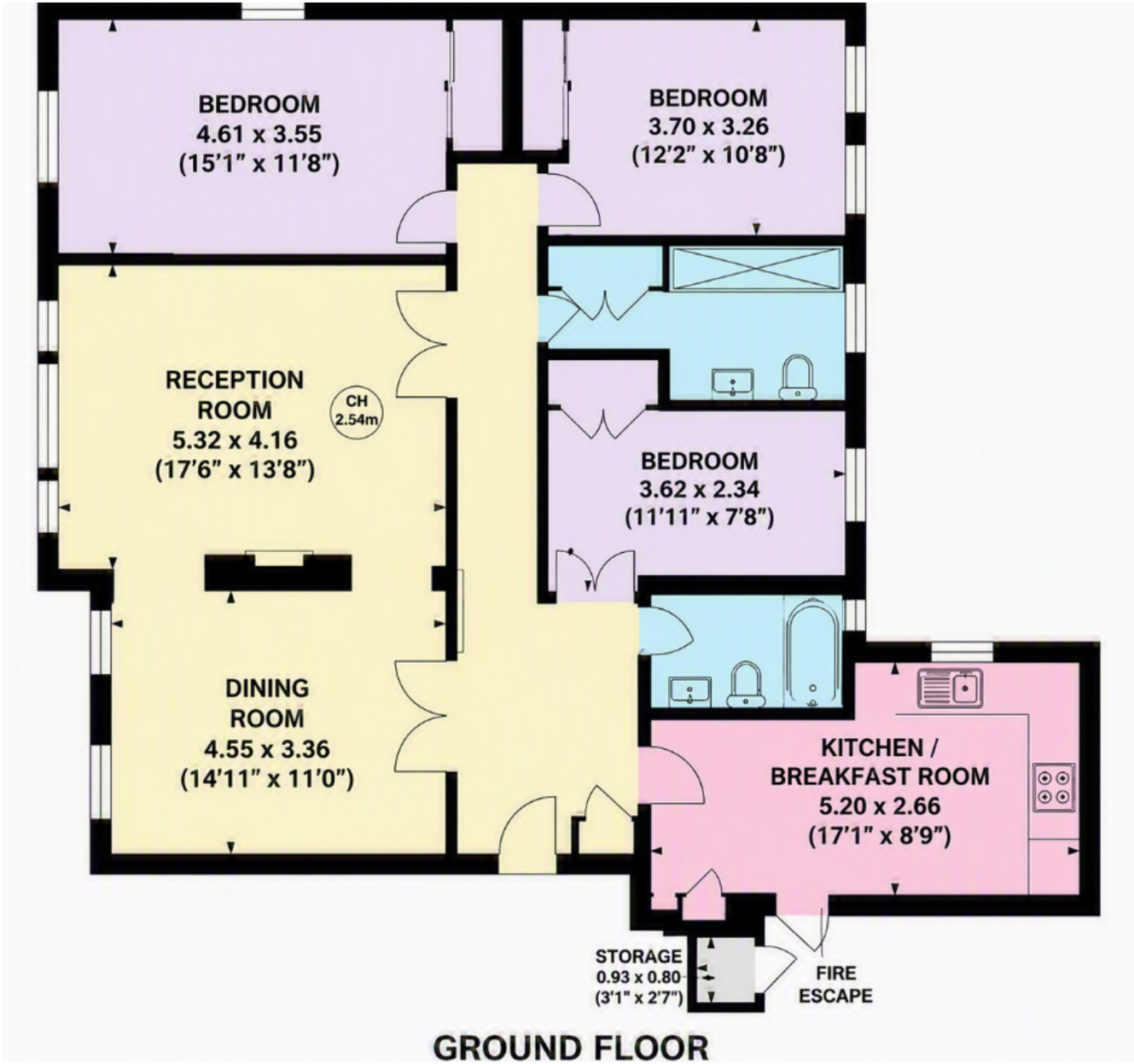
Southfields Underground station is within easy reach, while Wimbledon Town Centre offers both National Rail and District Line services providing direct connections into Central London. Putney, Wimbledon Village and the A3 are all conveniently accessible, offering an excellent range of transport links, boutique shops, cafés, restaurants and everyday amenities.

The property is particularly well placed for a number of highly regarded state and independent schools, including King's College School, Wimbledon High School and The Rowans School. A GP surgery, pharmacy and local convenience shopping, including a Co-op, are also just a short walk away.









(Including Basement / Loft Room)
Approximate Gross Internal Area = 126.37 sq m / 1360 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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