



The Clockhouse, Windmill Road, London SW19

The Clockhouse, Windmill Road **SW19**

A beautiful three bedroom duplex apartment with secure off street parking and communal gardens, located on Wimbledon Common.



Guide price: £1,400,000

Tenure: Leasehold: approximately 967 years remaining

Service charge: £7,444 per annum, reviewed every year, next review due 2024

Local authority: London Borough of Merton

Council tax band: G



Located within a desirable modern apartment building behind private gates and spread over two floors, this superb duplex apartment offers almost 1,600 sq ft of living space.

Benefiting from direct access to a beautifully maintained communal garden and also a private underground parking space.

The property briefly comprises on the main entrance floor, a principal bedroom suite with built-in wardrobes, a dressing room and en suite shower room.

There are two further bedrooms with built-in cupboards and a separate family bathroom. Additionally, there is a large storage cupboard.

On the garden level, there is a large main reception room leading to a garden room extension with direct access to the communal garden. There is also a spacious modern kitchen with integrated appliances and a separate WC.

The apartment benefits from a private allocated underground parking space and communal gardens.





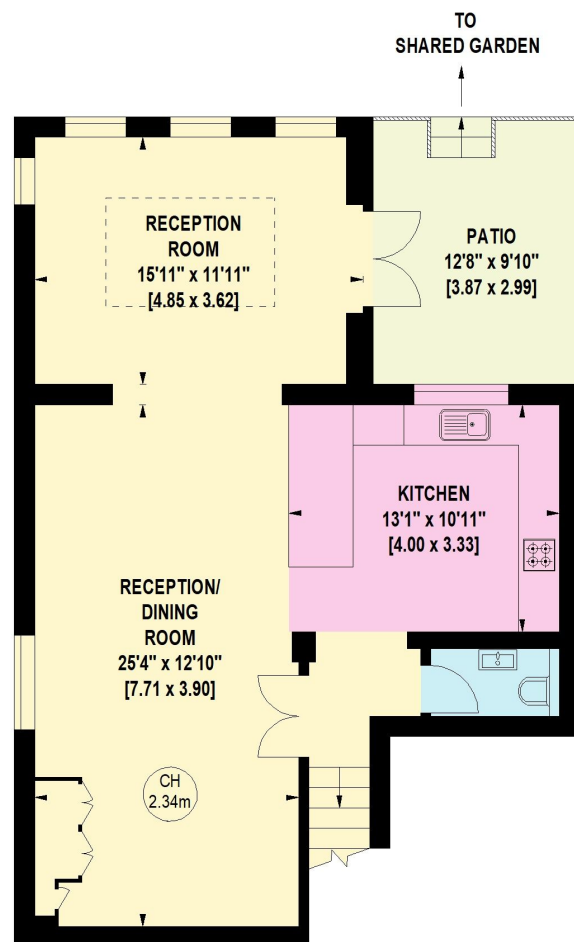
Location

.Windmill Road is located within Wimbledon Common offering unique access to over 850 acres of wide-open green space, whilst also being a short walk to Wimbledon Village. The 93 bus-stop is also within a few minutes walk. The A3/M25 and a wide range of recreational facilities including several golf, squash and tennis clubs are conveniently at hand.



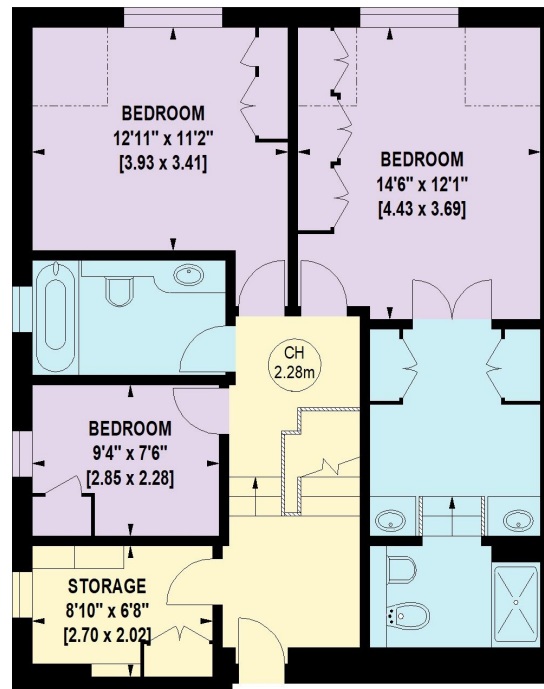


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



The Clockhouse, SW19
Approximate Gross Internal Area : 143.25 Sq. metres
1542 Sq. feet

Key :
CH - Ceiling Height



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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