



Somerset Road, Wimbledon SW19

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# Somerset Road, Wimbledon

## SW19

This stunning larger than usual two bedroom apartment is presented to the market after being refurbished to an extremely high standard throughout. Upon entering the property, the hallway has been fitted with bespoke smoked oak cabinetry allowing for plenty of storage. There are two well-proportioned bedrooms, both with fitted wardrobes and large windows creating a bright space. The principal bedroom has an en suite bathroom and there is a further family bathroom. Both bathrooms feature Grohe Sensia Japanese toilets, and Grohe fittings throughout, stylish tiling and underfloor heating. Off the hall is a utility cupboard with stacked Bosch washing machine and dryer. The kitchen has been finished to a high specification with oak hardwood flooring and bespoke hand-made fittings, Miele appliances, and a Portuguese marble worktop.



**Guide price:** £1,150,000

**Tenure:** Leasehold: approximately 967 years remaining

**Service charge:** £XXX per annum, reviewed yearly, next review due 2024

**Ground rent:** £0 per annum, reviewed yearly, next review due 2024

**Local authority:** London Borough of Merton

**Council tax band:** G

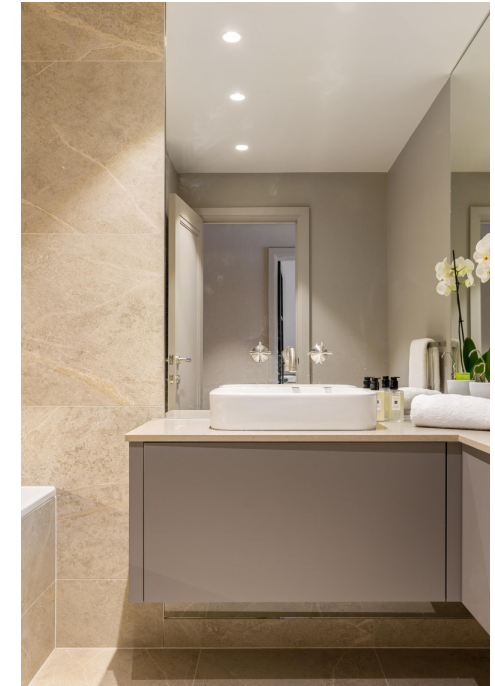
The open-plan reception room has bi-folding doors which open out to the generously sized private garden, with an external store featuring a car charging point and remote external entry phone system.

The property further benefits from a loft space, underground garage parking (with lift), storage unit and private side access to the property.

## Location

There are many excellent local schools both in the state and private sectors and leisure facilities abound including Tennis Courts and clubs, golf courses, riding stables and sports clubs. Wimbledon overground station has fast trains to Waterloo and the District Line Tube too. The A3/M25 road networks offer excellent access to both Heathrow and Gatwick Airports. All times and distances approximate.





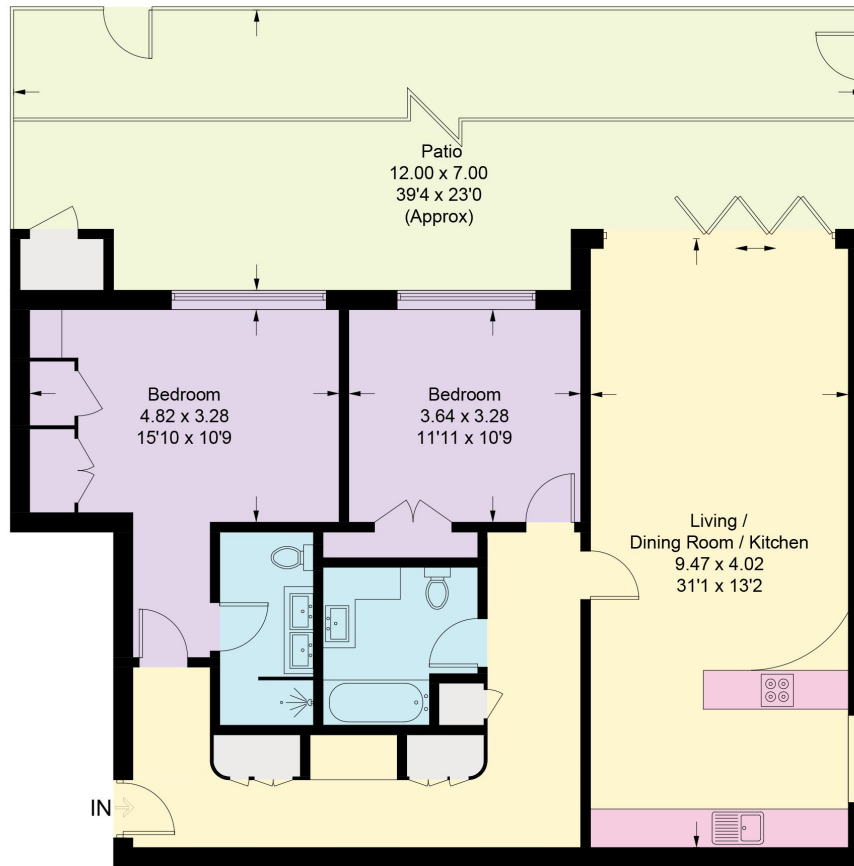
Recently refurbished to a high standard throughout.





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Approximate Gross Internal Area = 105.4 sq m / 1134 sq ft  
Excluding Loft Storage 16.8 sqm 180 sqft (Limited Head Room)  
Excluding Two Brick Stores Of 6 sq m 65 sq ft  
Excluding One underground parking space



**Ground Floor**

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.

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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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