

Powell House, Wimbledon Hill Road, SW19



Powell House, Wimbledon

Hill Road **SW19**

A superb two bedroom, two-bathroom, second-floor apartment in a sought-after gated lift-assisted block moments from Wimbledon Village and the Town Centre.

Conveniently located in close proximity to Wimbledon Town and Wimbledon Village, this 2004 purpose-built block by Michael Shanley Homes offers modern living and allocated parking.



Tenure: Share of freehold plus leasehold, approximately 993 years remaining

Ground rent: £4000 per annum, reviewed every year, next review due 2025

Local authority: London Borough of Merton

Council tax band: G



Description

Set on the second floor, this spacious two bedroom, two-bathroom apartment offers an inviting south-facing kitchen entertaining area with two balconies overlooking the communal gardens. There are two well-proportioned, bright, and airy bedrooms, both with ample fitted wardrobes, including a sizeable principal suite with an en-suite shower room and an additional family bathroom.

To the rear of the building is a charming communal garden, and to the front is a designated parking space accessed via electrically controlled security gates.

Location

Wimbledon offers a quality of life more akin to the country than London, offering easy access to the High Street and Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafes.

Highly regarded for its association with tennis, Wimbledon has hosted the oldest tennis championship in the world since 1877. Plenty of other leisure facilities abound, including riding stables, golf clubs, tennis courts and other sports clubs.

Wimbledon (0.2 miles) is the only London station with an interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent, with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to Heathrow and Gatwick airports.

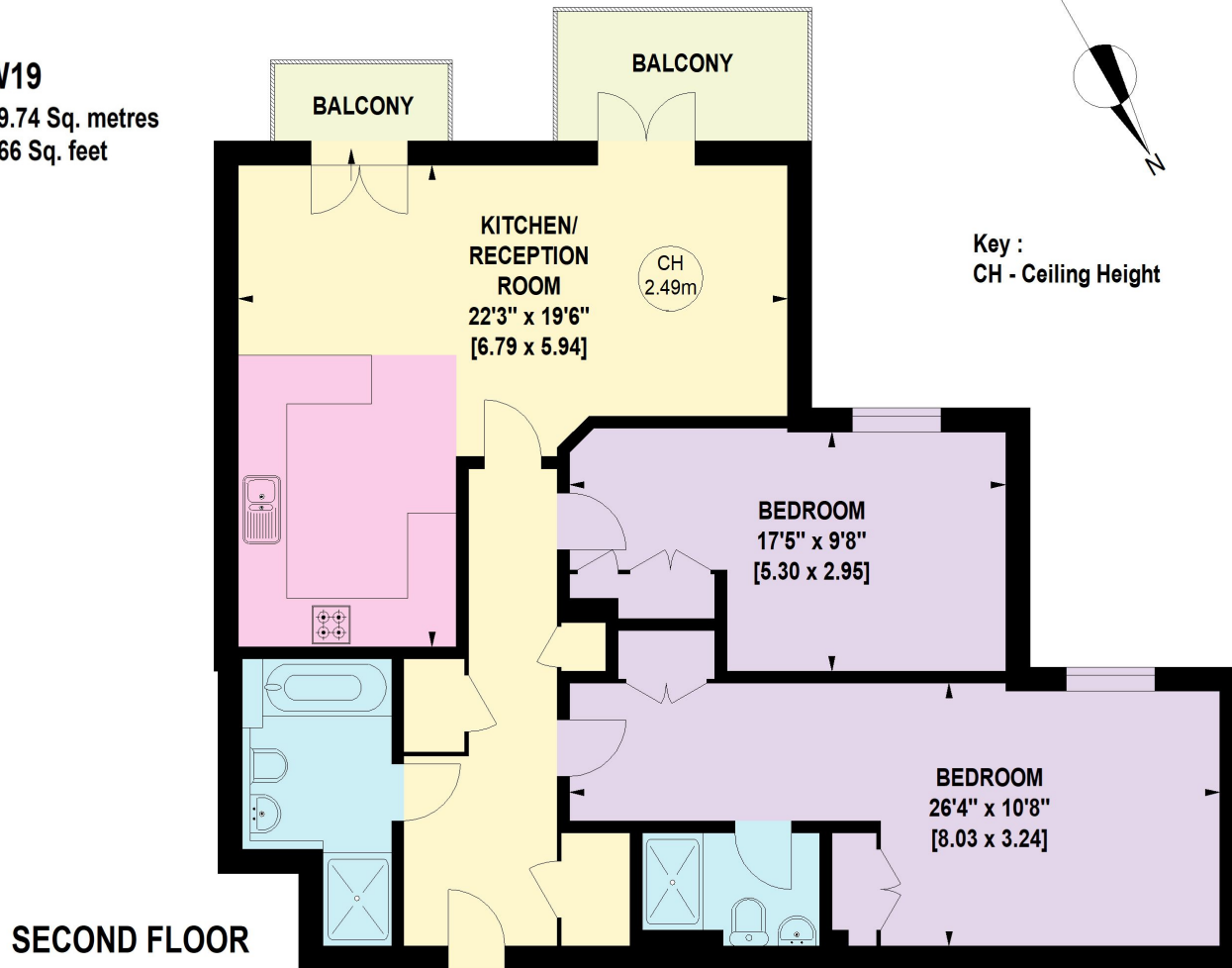
Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools, with notable independent institutions including Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students worldwide, making Wimbledon a hub for academic achievement and intellectual growth.



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Approximate Gross Internal Area : 89.74 Sq. metres
966 Sq. feet

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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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