



Wimbledon Close, The Downs, London SW20

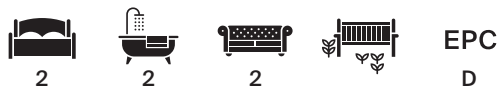


Wimbledon Close, The Downs SW20

The Downs is a popular road located just off the Ridgway close to the boutique shops, cafes and restaurants of Wimbledon Village and the expansive green spaces of Wimbledon Common.

There are excellent recreational facilities including golf, tennis and horse riding. There is a good selection of schools such as The Study, Kings College School and Donhead Prep school to name a few.

Wimbledon town centre with a good selection of shops is also close by as well as Mainline and Underground stations with services to Central London.



Guide price: £625,000

Tenure: Leasehold: approximately 143 years remaining

Service charge: £4000 per annum, reviewed every year, next review due 2024

Local authority: London Borough of Merton

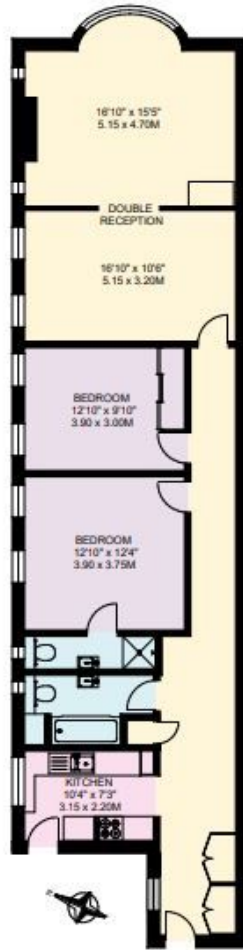
Council tax band: E

A spacious and modern ground-floor apartment forms part of this attractive Mansion block within easy reach of Wimbledon Village High Street and Wimbledon Common.

An attractive apartment in excellent decorative order with living space comprised over 1135 sq. ft, including two double bedrooms, two bath/shower rooms and a double reception room. There are also communal gardens. Wimbledon Close is set at the top of The Downs.

Entering the flat is a particularly expansive hallway with oak wood flooring, which extends into the reception room and storage cupboards. The lovely and bright double reception room has space for both a dining area and seating area, features a fireplace and views on to the communal gardens. The principal bedroom has a modern en suite shower room; the second double bedroom with built-in wardrobes, and a family bathroom. The newly fitted kitchen offers direct access onto the communal garden at the rear of the building. There is a utility cupboard next to the kitchen with space for a washing machine and tumble dryer.





**WIMBLEDON CLOSE
WIMBLEDON SW20**
APPROXIMATE INTERNAL FLOOR AREA
1135 SQ.FT / 105.4 SQ.M

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.

GROUND FLOOR

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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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Particulars dated November 2023. Photographs and videos dated November 2023.
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