



Victoria Lodge, Arterberry Road, Wimbledon SW20

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# Victoria Lodge, Arterberry Road, Wimbledon SW20

This fantastic apartment is well proportioned throughout. The flat is located on the first floor and is accessed either via stairs or lift. The property comprises large entrance hallway with built-in storage. This leads to a spacious and bright reception with a lovely bay window and room for a dining table. There is a fully fitted kitchen-breakfast room with plenty of cupboard space. The two double bedrooms (one with an en suite) are spacious and have customised wardrobes. There is a separate family bathroom.

The flat has parquet flooring throughout. It is located on the quieter side of the road, facing the communal gardens. To the exterior of the property, there is private underground parking for one car and communal gardens.



**Guide price:** £775,000

**Tenure:** Available Share of freehold

**Local authority:** London Borough of Merton

**Council tax band:** E

## Location

Arterberry Road is easily accessible to both Wimbledon Village (0.8 miles) and Wimbledon Town Centre with more extensive shopping and transport.

Wimbledon Mainline and tube station are 1.2 miles away for fast access to Central London with Raynes Park being 0.6 miles. The A3 is easily accessible with its direct route into central London and connection to the M25 network for both Heathrow and Gatwick airports.

There are many good schools in the area both in the private and state sector, including Kings College School, Wimbledon High, The Study, Ursuline and The Norwegian School. Recreation activities in Wimbledon Village include riding stables, multiple golf courses within a 3 mile radius, tennis and fitness clubs and Wimbledon Common itself consisting of 1,200 acres. All times and distances are approximate.



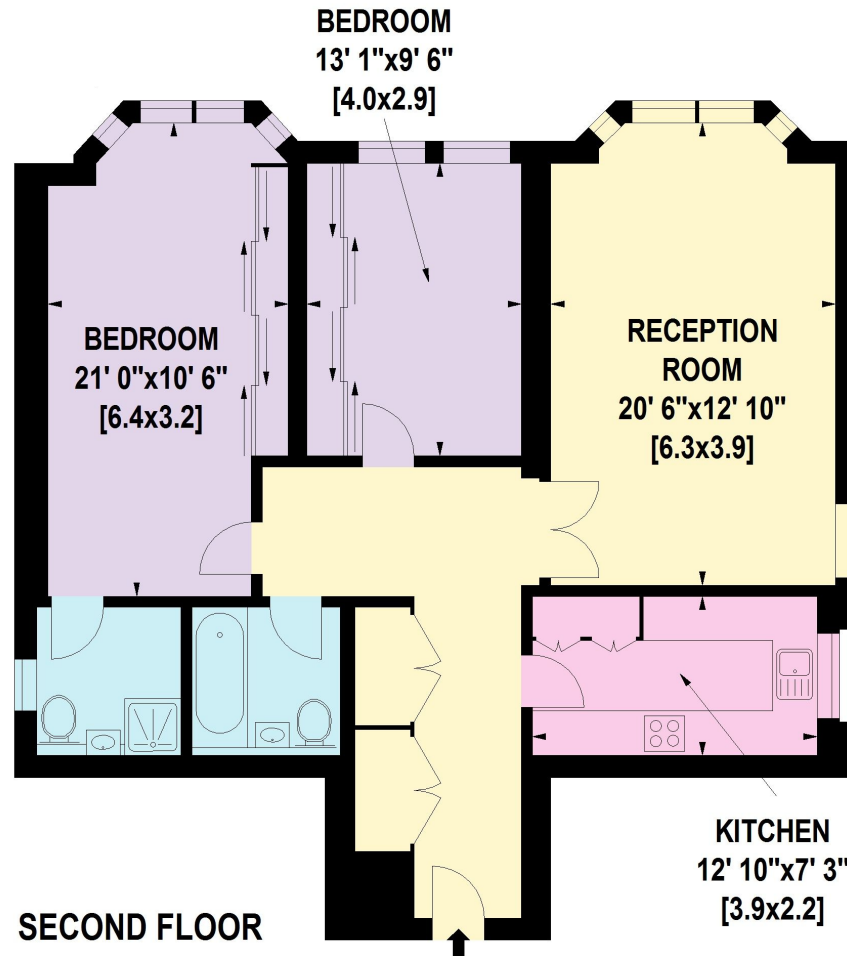


An immaculate apartment benefiting from off street parking and communal gardens.



## VICTORIA LODGE, SW20

Approximate Gross Internal Area : 91.9 Sq. metres  
989 Sq. feet



Floor Plan produced for Knight Frank by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale.

All measurements and areas are approximate, and include wardrobes and window bays where appropriate.  
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.

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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 March 2023. Photographs and videos dated March 2023.

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