



Crooked Billet, Wimbledon **SW19**

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## The Property

This substantial one-bedroom period flat, extending over 1,000 sq ft, is located on the first floor of an elegant building situated right on the edge of Wimbledon Common, with Cannizaro Park as a backdrop.

The flat features a spacious layout, including a large double bedroom with an en-suite bathroom, an additional separate bathroom, and an open-plan kitchen, living, and dining area. The open layout is ideal for entertaining or relaxed living, with the added benefit of a private balcony overlooking Cannizaro Park. The decor is neutral and light, enhancing the property's sense of space, and it is presented in good condition throughout.

This home includes a dedicated parking space for one car, as well as access to well-maintained communal gardens, providing additional outdoor space for residents. With the added advantage of a share of the freehold, this flat is a rare opportunity to secure a beautifully proportioned and well-located period property in the sought after Crooked Billet in Wimbledon.

**Guide Price: £825,000**

**Tenure: Share of freehold**

**Service Charge:**

£1,980.00 per annum. Reviewed annually.

**Ground rent: £0**

**Local Authority: London Borough of Merton**

**Council Tax Band: E**

**EPC: D**





## 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 coffee shops.

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 (0.6 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 also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both 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.



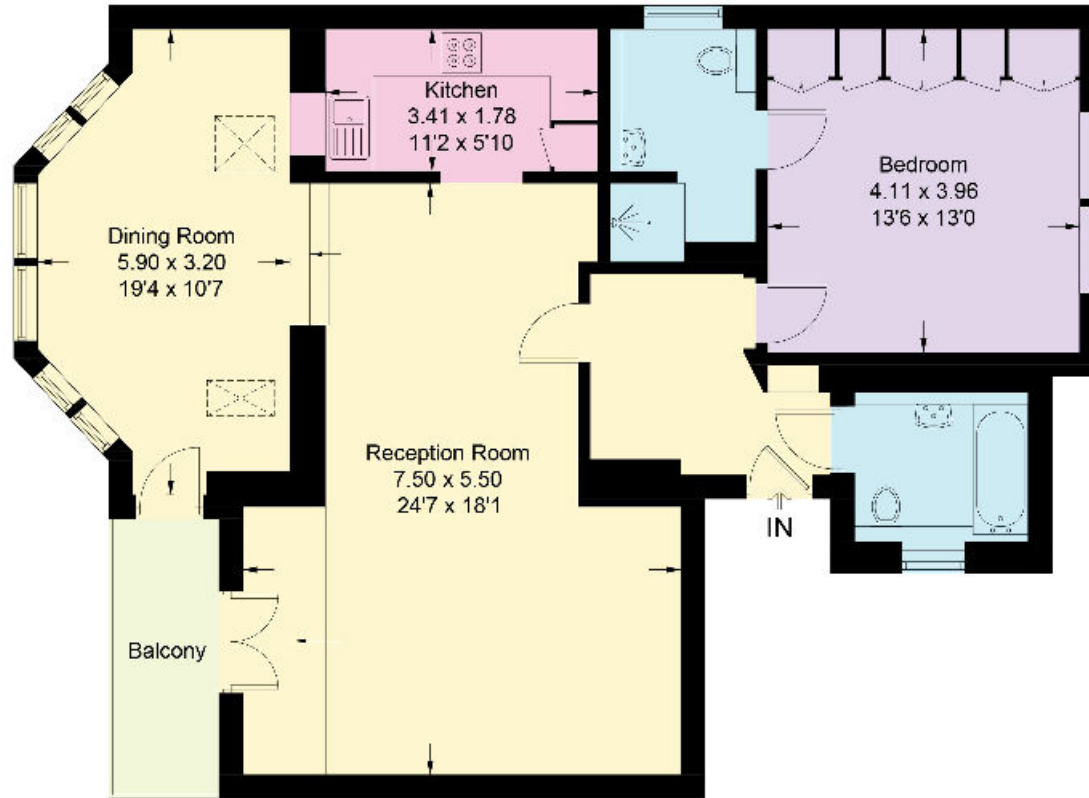






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Approximate Gross Internal Area = 95.0 sq m / 1022 sq ft



**First 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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We would be delighted to tell you more

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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 2024. Photographs and videos dated November 2024.

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