



Windmill Road, London SW19

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## The Property

Located within a sought-after gated development, this spacious apartment offers generous lateral living and boasts a private balcony with scenic views of Wimbledon Common, beautifully maintained communal gardens, and a secure underground parking space.

The apartment features three spacious bedrooms, with the potential to create a fourth by converting the study. It comprises a principal bedroom with built-in wardrobes and an en-suite bathroom, two additional bedrooms, and a spacious living room with balcony access, adjoining a separate kitchen overlooking the development. With its triple aspect, the apartment benefits from abundant natural light throughout.

## Location

Situated on Windmill Road, the property enjoys direct access to the 850 acres of open green space at Wimbledon Common, while being near Wimbledon Village. The 93 bus-stop is nearby, as well as numerous golf, squash, and tennis clubs.

**Guide Price: £1,000,000**

**Tenure: Leasehold: 999 years**

**Service Charge: £1,794.23, reviewed quarterly**

We were unable to obtain information regarding the date of the next review, please make your own enquiries.

**Ground Rent: Peppercorn**

**Local Authority: Merton**

**Council Tax Band: G**

**EPC: C**







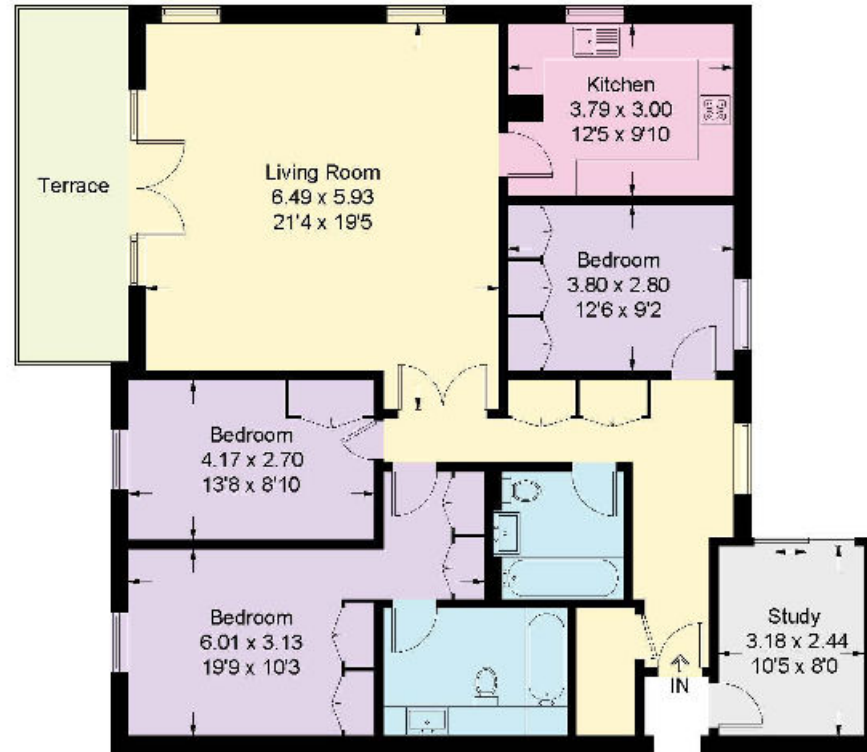


## The Clockhouse, SW19

Approximate Gross Internal Area = 118.1 sq m / 1271 sq ft

Study = 7.8 sq m / 84 sq ft

Total = 125.9 sq m / 1355 sq ft



Second 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.

Knight Frank  
Wimbledon

58 High Street

Wimbledon

SW19 5EE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Danielle Gaughan

020 7861 5487

[danielle.gaughan@knightfrank.com](mailto:danielle.gaughan@knightfrank.com)



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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