



Landsdowne Road, Wimbledon **SW20**





The Property

A truly spectacular split level apartment occupying the East Wing of this stunning period home. The property is in fantastic condition throughout, highlights include the expansive living room with magnificent ceiling heights and superb views, along with the beautiful bespoke kitchen.

Occupying the East Wing of this beautiful period property a three/four bedroom ground and first floor apartment, which has been renovated throughout to an exceptional standard.

Discreetly positioned down a no through road just off The Ridgway, the property has a wonderful sense of grandeur throughout, retaining a wealth of original features on both floors, a particular highlight of which is the exceptional ceiling heights and far reaching views of Surrey.

The accommodation comprises a lovely entrance lobby accessed via the communal hallway, from here is the fourth bedroom which is currently set up as a study, in the hallway is a W/C, the hallway leads into the magnificent living room formally the original ballroom of the house, with gorgeous high ceilings, ornate mouldings and views to Surrey from the large bay window which floods the room with natural light. Following through from the living room is a recently installed Kitchen along with space to dine benefitting from high ceilings which then leads onto the private sun terrace with canopy through French doors.

On the first floor are three sizeable bedrooms including the master suite which like the living room has another stunning bay window with far reaching views across Surrey, along with shower room and sizeable walk in wardrobe this floor also has a family bathroom. There is also access to the attic space with ample storage.

The property also benefits from two garages, spacious storage shed and communal garden.







Location

The property is situated just off Ridgway, on the favoured slopes up to Wimbledon Village and is also well placed for access into Raynes Park, with its commuter station and selection of useful shops and businesses, via a private footpath nearby.

The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors.

The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.

Guide Price: £2,000,000

Tenure: Share of Freehold:

Approximately 105 years, 4 months remaining.

Service Charge: £4794.48 per annum

The service charge for the year March 2023 - March 2024 was £4794.48. We have been unable to obtain the service charge amounts for the current year, please make your own enquiries.

Local Authority: London Borough of Merton

Council Tax Band: F

EPC: D





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Approximate Gross Internal Area = 222.6 sq m / 2396 sq ft
 Basement = 12.0 sq m / 129 sq ft
 Store = 2.5 sq m / 27 sq ft
 Garages = 27.1 sq m / 292 sq ft
 Total = 264.2 sq m / 2844 sq ft



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 August 2024. Photographs and videos dated August 2024.

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