

Worple Road Wimbledon, SW19 4LB

£575,000 Leasehold



A beautifully presented two bedroom, two bathroom split-level luxury duplex apartment with a private courtyard garden, enviably located in the heart of Wimbledon, moments from Wimbledon High Street and Mainline Train Station.

Located on the ground floor of a modern purpose-built development with a private entrance, comprising an elegant open-plan kitchen/reception with high-specification integrated appliances and a family bathroom on the ground floor. Downstairs comprises two well-appointed double bedrooms, a second luxury bathroom and access to a private courtyard garden.

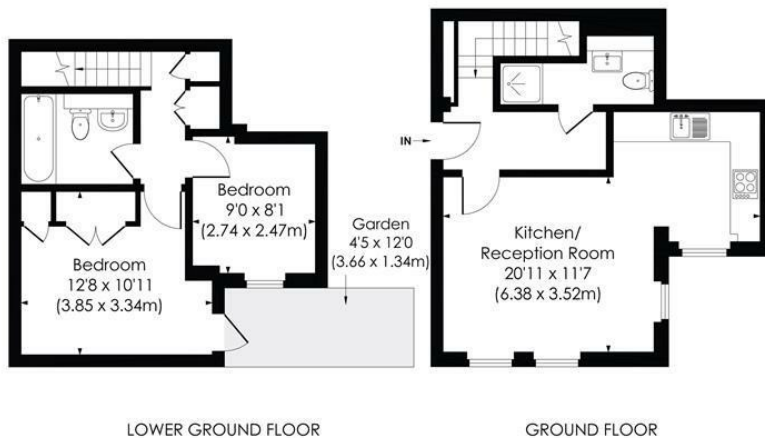
Positioned only 0.4 miles away from Wimbledon Station and District Line Tube, with the numerous amenities, shops, bars and restaurants nearby that SW19 has to offer, Wimbledon Village and Common is also in close proximity.

Southridge House is an opulent private development with four years remaining on its New Build Guarantee, with a healthy lease and amenable annual maintenance charges, this is a fantastic first time purchase in such a desirable location on the border of Wimbledon Town Centre.

WORPLE ROAD, SW19

Approx. Gross Internal Floor Area

681 Sq. ft/63.25 Sq. m

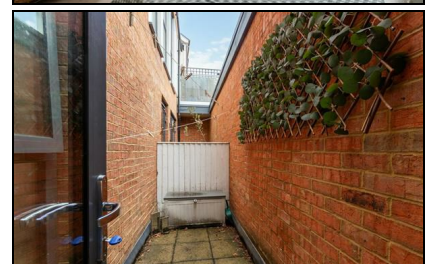


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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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- Luxury Split-Level Duplex Modern Apartment
- Two Bedrooms
- Two Bathrooms
- Open-Plan Kitchen/Reception
- Private Courtyard Garden & Private Entrance
- Central Location in Wimbledon
- Moments from Mainline Station and High Street
- Leasehold - 121 Years Remaining
- Annual Service Charges - £1700 , No annual Ground Rent
- EPC Rating - B, Merton Council Tax Band - E



Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient). The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales			
EU Directive			

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