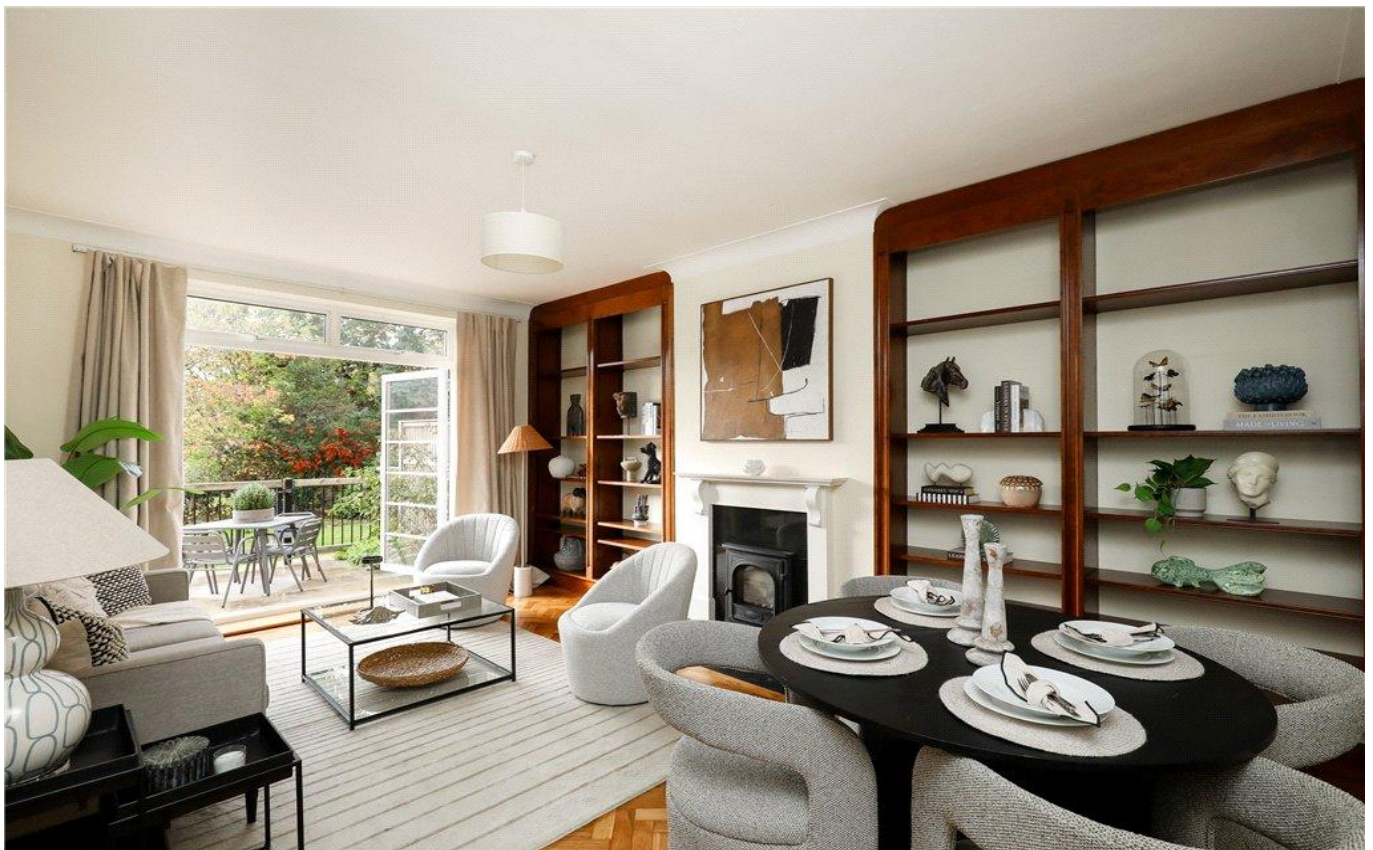


Flat 1 Draxmont Court

Draxmont, Wimbledon, SW19 7PJ



A spacious 3 bedroom ground floor apartment with large private terrace and well maintained communal gardens situated in a quiet cul-de-sac between Wimbledon Village and Wimbledon town centre

- Hall
- Reception room
- Kitchen
- 3 Bedrooms
- Bathroom
- Large private southerly Terrace
- Communal Gardens

£750,000

Leasehold

FLAT 1 DRAXMONT COURT, DRAXMONT, WIMBLEDON, LONDON SW19 7PJ

A spacious apartment set on the ground floor of this purpose-built block. Entered via a hallway, to the rear of the property is the spacious reception room with feature fireplace and built-in shelving either side, and doors opening out onto the terrace. The kitchen has a range of wall and base units with integrated appliances, and there are three bedrooms all with fitted cupboards, one of which is the main bedroom overlooking the terrace and communal garden, and a well-appointed family bathroom.

The property has the benefit of a large southerly facing private terrace which runs the full width of the apartment, with steps down to the well maintained communal garden.

Draxmont is a quiet cul-de-sac just a short walk from Wimbledon Village with its array of boutiques, restaurants and cafes via a footpath at the top of the road. It is also close to the town centre with its excellent shopping facilities and mainline train services to London Waterloo (12-15 mins) and District Line underground services. The surrounding area is served by a wide variety of good schools both state and private including Wimbledon High School and King's College School. The area abounds with recreational facilities including golf courses, gym and tennis clubs and riding stables.

Leasehold: 25 December 1984 to 24 December 2173; Service charge: 24 June 2024 to 23 June 2025 £2,953.50 (as advised by vendor). Local Authority: Merton; Council tax band E; ER/D



VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

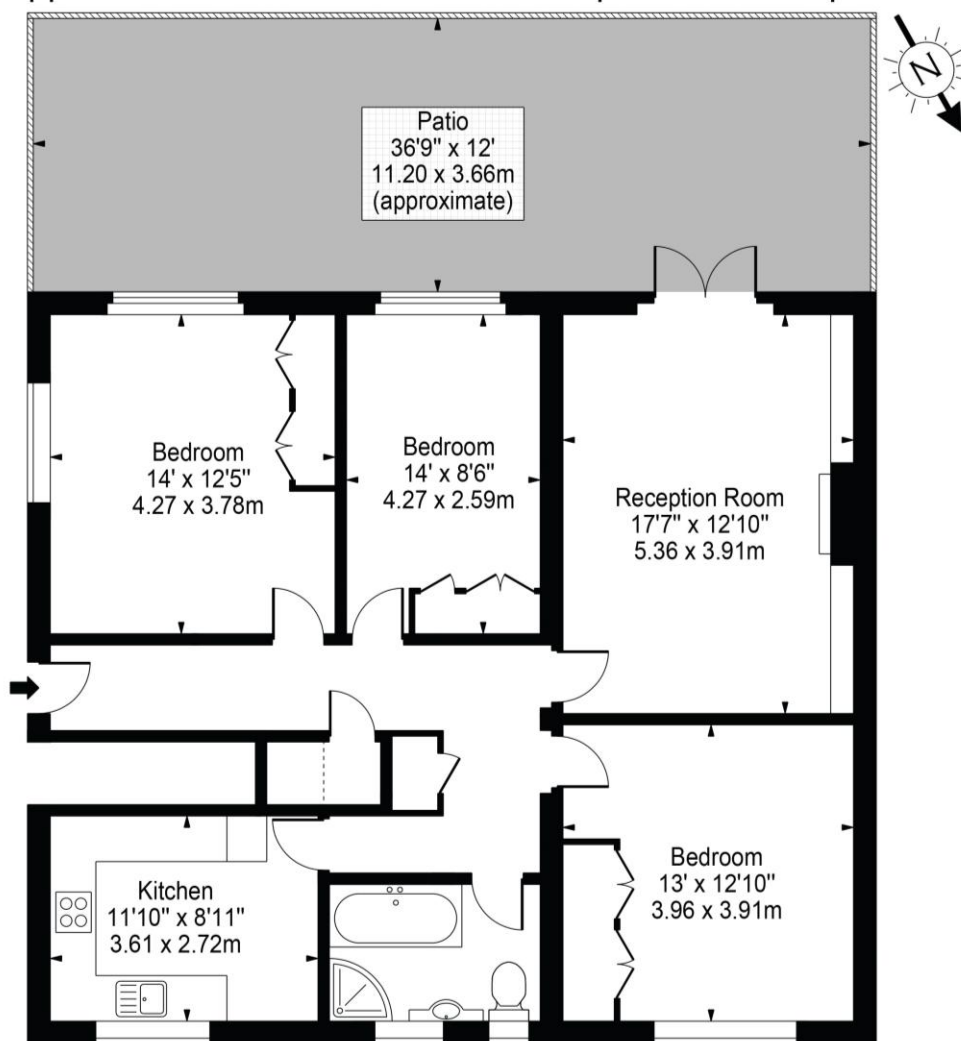
FLAT 1 DRAXMONT COURT, DRAXMONT, WIMBLEDON, LONDON SW19 7PJ



FLAT 1 DRAXMONT COURT, DRAXMONT, WIMBLEDON, LONDON SW19 7PJ



Approx. Gross Internal Area 1061 Sq Ft - 98.57 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.