

ROBERT HOLMES

— & COMPANY —

The Garden Flat, 6 Ridgway

Wimbledon Village, London, SW19 4QN



A well-presented and spacious two bedroom garden apartment located in the heart of Wimbledon Village just a short walk from the Common, the town centre and transport facilities

£745,000

Share of Freehold

- Hallway
- Reception Room
- Kitchen/Dining Room
- 2 Double Bedrooms
- Bathroom
- Private decked Garden with side access
- Own private entrance
- Located in the heart of Wimbledon Village

THE GARDEN FLAT, 6 RIDGWAY, WIMBLEDON VILLAGE, LONDON SW19 4QN

This well presented garden apartment is conveniently located in the heart of Wimbledon Village, with its array of boutiques, restaurants and cafes and close to the open spaces of the Common. The town centre is within easy reach with its comprehensive shopping facilities, and mainline and underground stations with fast and frequent services to central London (Waterloo approx. 15 minutes). The area is well served by an excellent choice of schools both in the state and private sectors, several within walking distance and recreational facilities abound with 2 golf courses, fitness and tennis clubs and riding stables nearby.

The apartment has wooden flooring throughout most of the rooms, and the spacious accommodation comprises a hallway with good storage cupboards, off which is a reception room opening into the kitchen/dining room which has bi-fold doors opening out onto steps up to the private decked rear garden. The kitchen/dining room is a bright space with a part glazed ceiling and has a good range of wall and base units with some integrated appliances. The principal bedroom has a feature bay window with Plantation shutters and a good range of fitted cupboards and a window seat, and there is a further double bedroom and a well-appointed bathroom. The property has the benefit of its own private entrance.

Lease: Share of freehold 999 years from 25 March 1983; Service charge approx. £2,465.00 per annum (as advised by vendor). Local Authority: Merton; Council tax band E; ER/C.



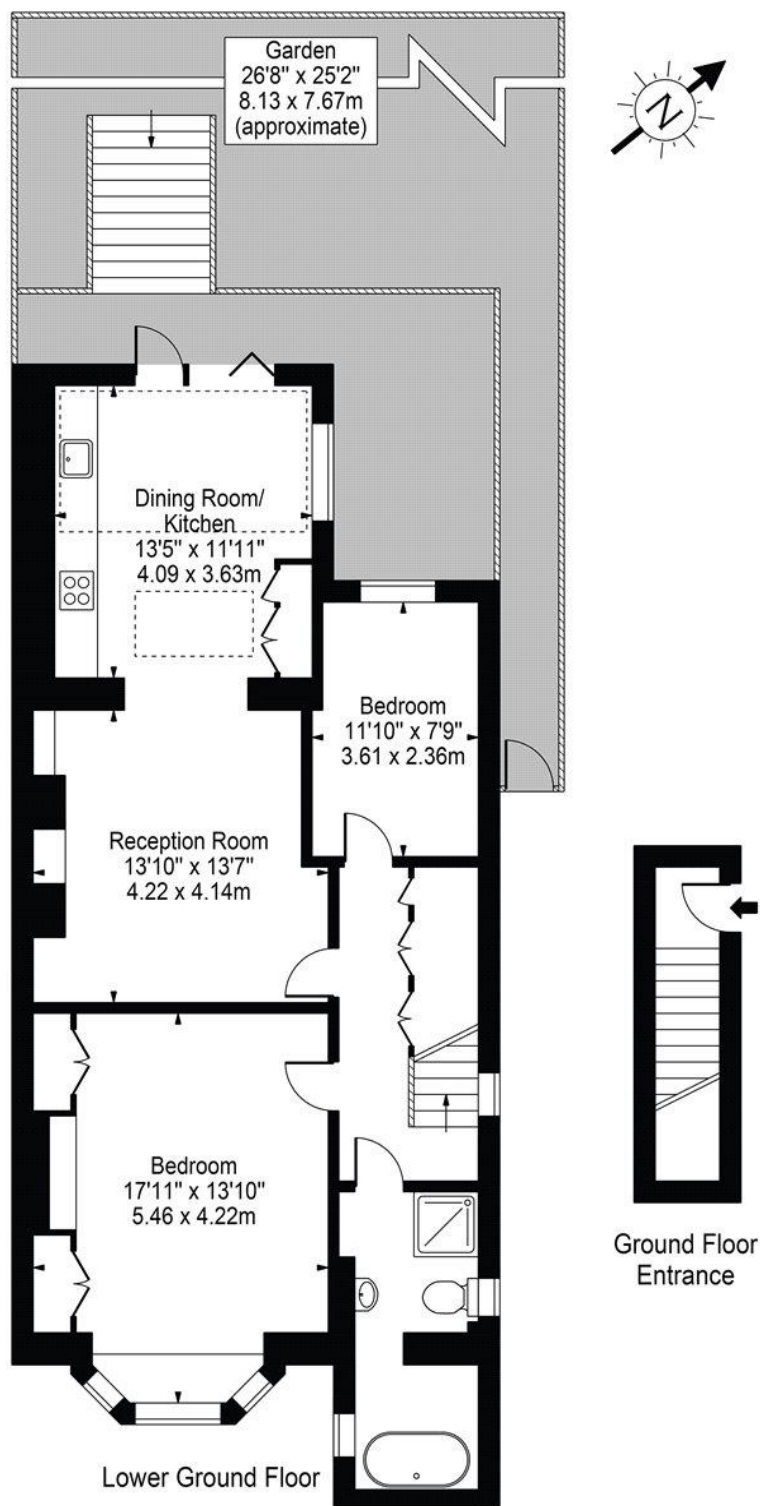
VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

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.

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Ridgway, SW19
Approx. Gross Internal Area 912 Sq Ft - 84.73 Sq M



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.